

**FOR SALE \$24,900:** 37903 Poncan Circle, Zephyrhills, FL 33541



For Sale: \$24,900

Address: 37903 Poncan Circle, Zephyrhills, FL 33541

55+ Community: Florida Villas

Monthly Lot Rent: \$577.00

Size of Home: Singlewide (unique location)

Year of Home: 1971

3 Beds | 1.5 Baths | 2 Sheds (one has W/D Inside) | Unique Corner Location With Long Driveway | Newer Central AC

Listing Agents: Traci Johns and Kimberly Orr

Phone: 404-729-5261 or 813-210-6577

**CONTACT US TODAY!**

Traci Johns: 404-729-5261 (call or text)

Kimberly Orr: 813-210-6577 (call or text)



Email: [Traci@MobileHomeTraci.com](mailto:Traci@MobileHomeTraci.com)

Email: [Kim@MobileHomeKim.com](mailto:Kim@MobileHomeKim.com)

**Home Overview:**

**\*\*NEWER CENTRAL A/C ~ 3 BEDROOMS ~ SUPER UNIQUE LOCATION!!\*\***

You could soon be living the good life in a great unique location as the new owner of this move-in ready 1971 Hillcrest. Priced to sell at \$24,900, and measuring 12x56, the home will provide an approximate total of 670 square feet of interior living space, with THREE bedrooms and one and one-half bathrooms. It is in good condition, immediately available, and will be sold furnished, so you will have an easy time on moving day. Outside, you will have two sheds (one with washer and dryer) for all your storage needs. Your new home is located a generous distance from the street on a corner perimeter lot with huge surrounding side and back yards in Florida Villas of Zephyrhills, a very friendly and conveniently located 55+ adult community. The monthly lot rent of \$577 includes water, sewer, trash removal, and lawn mowing. A three bedroom home at this price point is a rare find! Call today and let us help you make it yours! **COMMUNITY NOTES:** Florida Villas is an age 55+ pet friendly (two pets per household permitted, 30# limit each) community. All resident applicants must pass a criminal background check and have a 650 minimum credit score.

**Community Overview:**

Florida Villas of Zephyrhills is a conveniently located, super affordable, and pet friendly (two small pets per home are permitted) 55+ community. Residents enjoy a clubhouse with social activities and games, as well as outdoor shuffleboard. Within a few minutes of Florida Villas, you'll find the best of Zephyrhills and Dade City: shopping centers, restaurants, places of worship, medical facilities, museums, festivals, and skydiving. You can enjoy all of the charm of the local area every day! A short drive will bring you to the metro areas of Tampa-St. Pete and Orlando, including international airports, cruise terminals, Interstate highways, major league sports teams, world renowned beaches- Central Florida has it all! You can live in the place of your choice without paying outrageous lot rent! Consider joining the satisfied residents of Florida Villas, where friends are neighbors, and neighbors are friends!



Mobile Home Spot ♦ 122 E. Main Street #232 ♦ Lakeland, FL 33801

Phone: 863-272-7200 ♦ Toll Free 1-844-888-SPOT (7768) ♦ Fax: 863-868-1508

Email: [Info@MobileHomeSpot.com](mailto:Info@MobileHomeSpot.com) ♦ Visit Our Website: [www.MobileHomeSpot.com](http://www.MobileHomeSpot.com)

## Home Features:

**INTERIOR LAYOUT:** 11x21 combination kitchen/dining area/living room; Split floor plan: 8x10 back bedroom with open standard closet, 8x9 guest bedroom with small standard closet and half bath, 6x8 guest bedroom with standard closet

**BATHROOMS:** Hall bath has combination tub/shower, single vanity, and wall cabinet; half bath has single vanity and medicine cabinet

**INTERIOR:** Newer Central A/C, hall closet

**FLOORING:** Laminate throughout

**EXTERIOR:** Light green metal siding with dark green trim, metal roof, two unattached storage sheds: 8x8 and 6x8 with laundry, corner perimeter lot with XL front, back and side yards

## Items Included:

**EAT-IN KITCHEN:** Frigidaire refrigerator, GE range, table, four chairs

**LIVING ROOM:** Sofa, desk, corner stand, end table, table lamp, ceiling fan

**FRONT BEDROOM:** Queen bed, two nightstands

**MASTER BEDROOM:** Queen bed, two nightstands

**LAUNDRY SHED:** Maytag washer and dryer

## Important Phone Numbers:

Duke Energy (power): 1-800-700-8744

Water, Sewer, Trash, Mowing: Included In The Lot Rent

Spectrum (cable & internet) 1-855-222-0102

## Home Insurance:

Barfield Insurance: 863-293-5400

Reliable Insurance Inc: 386-888-1399

Black's Insurance: 813-752-5225

Hometown Insurance: 386-736-1000

Kin Insurance: 855-717-0022

George Franklin Insurance: 863-682-4434

## Land Lease Mobile Home Closing Costs:

**6 percent Florida Sales Tax, \$50.00 County Tax, \$275 Title and Registration Transfer, \$395 Closing Fee**

## **DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE**

Great care and consideration has been taken in the accumulation of listing information. All information herein is considered true, accurate, complete, and current. Mobile Home Spot, Inc., assumes no responsibility for errors, inaccuracies, or omissions. No warranties, expressed or implied, are provided for the data, its use, or interpretation. The user of this service assumes full responsibility for obtaining and verifying lot rent, fees, pass-on costs, rules, regulations, pet policies, closing costs, etc., associated with any community, park, or home represented here. Mobile Home Spot, Inc. highly recommends the performance of an inspection of any home represented here, most preferably by a professional home and termite inspector. User's due diligence is required. Utilization of this search service indicates understanding and acceptance of these statements by the user.



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