

FOR SALE \$26,000: 37914 Lake Gilbert Circle, Dade City, FL 33525



For Sale: \$26,000

Address: 37914 Lake Gilbert Circle, Dade City, FL 33525

55+ Community: Lakeview In The Hills

Monthly Lot Rent: \$520.00

Size of Home: Singlewide + Screen Room

Year of Home: 1974

2 Beds | 1 Bath | 2 Sheds | XL Private Back Yard | Super Long Carport | Great Condition, A Must See

Listing Agent: Shawna Kemp and Lisa Cooper

Phone: 863-450-7519 or 863-777-0272

CONTACT US TODAY!

Shawna Kemp: 863-450-7519 (call or text)

Lisa Cooper: 863-777-0272 (call or text)

Email: Shawna@MobileHomeShawna.com

Email: Lisa@MobileHomeLisa.com

Home Overview:

You'll quickly make yourself right at home as the new owner of this picture perfect and especially well cared for 1973 Single Wide. Priced to sell at \$26,000, and measuring 12x56, plus the 9x12 screen room, this home will provide approximately 780 square feet of enjoyable living space, with two bedrooms and one bathroom. It is in great condition, immediately available, and will be sold partially furnished (kitchen appliances will be included), so you can quickly begin to make this your home, with your own familiar furnishings. Outside, you will have plenty of room for all your extra things in either of the two storage sheds. Your new home is located on a perimeter lot with a wooded view and private back yard in Lakeview in the Hills of Dade City, a very friendly and affordable 55+ community in the heart of Central Florida. The low monthly lot rent of \$520 includes water, sewer, and trash removal. You're going to love living in this very pretty vintage home, so call today and let us help you make it yours! **SPECIAL NOTE: The breaker box was replaced in December 2022!**

PARK INFORMATION: Lakeview In The Hills is a 55+ community with one resident in each home age 55+, and other at least 40+. All resident applicants must pass criminal background check, have satisfactory credit score, and monthly income of at least 4x monthly lot rent. One pet per home permitted (possibly two with management approval), with 20# limit each.

Community Overview:

Lakeview in the Hills Mobile Home Park of Dade City is a pet friendly (One pet, 20# limit, two small pets may be allowed with management approval) 55+ adult retirement community located near all the best of Central Florida. Located in a country setting, but only minutes from town, residents enjoy a small, quiet, super affordable location. Nearby Lakeview, you will find shopping centers, restaurants, churches, medical facilities, festivals, antique shops, etc. Within a short drive: world class beaches, renowned attractions, international airports, cruise terminals, major league sports teams, awe inspiring state parks, museums-unbelievable! If you are looking for a very friendly and affordable location without the hustle and bustle of an urban location, Lakeview in the Hills is the place for you!



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 ♦ Visit Our Website: www.MobileHomeSpot.com

Home Features:

INTERIOR LAYOUT: Open and bright eat-in kitchen, 11×15 living room, 9×12 back bedroom, 8×8 guest bedroom, 9×12 screen room

BATHROOM: Combination tub/shower, single vanity, and wall cabinet

INTERIOR: Central A/C, pantry closet in kitchen, standard closet in each bedroom, door to side yard from living room, some window treatments

FLOORING: Laminate in kitchen, living room, and each bedroom; vinyl in bathroom

EXTERIOR: White metal siding with green trim, rubber roof-over, two attached storage sheds: 4×5 and 5×8, perimeter lot with wooded view and private back yard

Items Included:

KITCHEN: Roper refrigerator, Frigidaire range

DINING ROOM: Table, two chairs, tall cabinet, lighted ceiling fan

GUEST BEDROOM: Chest of drawers, two night stands

SCREEN ROOM: Two patio chairs

Home Insurance:

Dutch Insurance: 863-557-5465

ABC Accurate Insurance Mart: 813-991-8000

Barfield Insurance: 863-293-5400

Important Phone Numbers:

TECO (power): 1-888-223-0800

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

Water, Sewer, Trash: Included With Lot Rent

***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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