

FOR SALE \$20,000: 37933 Poncan Circle, Zephyrhills, FL 33541



For Sale: \$20,000

Address: 37933 Poncan Circle, Zephyrhills, FL 33541

55+ Community: Florida Villas

Monthly Lot Rent: \$577.00

Size of Home: Singlewide + FL Room

Year of Home: 1980

1 Bed | 1 Bath | Long Carport + Shed | Inside Laundry |

Furnished | Very Private Location ~ Quick Move In

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

Email: Kim@MobileHomeKim.com

Home Overview:

VERY UNIQUE LOCATION ~ COMMUNITY POOL JUST OPENED TOO!!

You can afford to soon be living the easy life as the new owner of this well-kept 1980 Liberty. Priced to sell at \$20,000, and measuring 14x48, plus the 9x16 Florida room, this home will provide an approximate total of 810 square feet of interior living space, with one bedroom and one bathroom. It is in very good condition, immediately available, and will be sold fully furnished (including the jukebox!), so you will have an easy time on moving day. Your new home is located in a uniquely private location on a secluded perimeter lot in Florida Villas of Zephyrhills, a very friendly 55+ community in the heart of Central Florida. The low monthly lot rent of \$577 includes water, sewer, trash removal, and lawn mowing. If you like your privacy AND also want to be less than five minutes away from a variety of shopping, dining, and many other options, this super cute, fully furnished home with affordable lot rent is for you! Call today and let us help you make it yours! **COMMUNITY**

NOTES: Florida Villas is an age 55+ pet friendly (two pets per home permitted, 30# limit each) community. All resident applicants must pass a criminal background check and have a 650 minimum credit score.

ONE MORE THING: The community POOL is now OPEN and ready for everyone to enjoy!

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 ♦ Visit Our Website: www.MobileHomeSpot.com

Home Features:

INTERIOR LAYOUT: Efficiently arranged eat-in kitchen, 13×16 living room, 9×16 Florida room with vinyl windows, 11×13 bedroom with standard closet, laundry room in hall

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

INTERIOR: Central A/C, pantry cabinet and closet in kitchen, some window treatments

FLOORING: Laminate in kitchen, living room and bathroom; ceramic tile in bedroom; painted concrete in Florida room

EXTERIOR: White metal siding with blue trim, coated roof, 12×29 carport/covered patio, 10×10 unattached storage shed with double doors, secluded perimeter lot with XL back yard

Items Included:

KITCHEN: Hot Point refrigerator, Samsung Smart Things range, Farberware microwave, pots and pans, dishware, silverware, utensils

DINING AREA: Table, two chairs

LAUNDRY ROOM: Inglis washer, Roper dryer

LIVING ROOM: Recliner, entertainment center, table, four chairs

FLORIDA ROOM: Coffee table, two cabinets, bookshelf, slot machine, jukebox

BEDROOM: Queen bed, chair, dresser, cabinet

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

Cypress Insurance: 863-326-1885

Magnuson Insurance: 863-606-5147

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

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