

FOR SALE \$28,000: 37943 12th Avenue, Zephyrhills, FL 33542



For Sale: \$28,000

Address: 37943 12th Avenue, Zephyrhills, FL 33542

55+ Community: Friendly Park

Monthly Lot Rent: \$626.73

Size of Home: Singlewide + FL Room + XL Patio

Year of Home: 1972

2 Beds | 1.5 Baths | Attached Garage With Laundry | Furnished
| Central Location | Pet Free Park | A Must See

Listing Agent: Shawna Kemp and Lisa Cooper

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

CONTACT US TODAY!

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

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

Email: Lisa@MobileHomeLisa.com

Email: Shawna@MobileHomeShawna.com

Home Overview:

You're going to love living in this very appealing and well maintained 1972 Hillcrest, with a long list of bonus features! Priced right at \$28,000, and measuring 12x56, plus the 9x20 Florida room, this home will provide approximately 850 square feet of interior living space, with two bedrooms and one and one half bathrooms. It is in very good condition, immediately available, and will be sold fully furnished, so moving day will be quick and easy. Outside, the extra long attached garage (with laundry) will be the envy of your neighbors and the two large covered patios will be ideal for a breath of fresh air and relaxation! Your new home is located on a perimeter lot conveniently close to the park entrance in aptly named Friendly Park of Zephyrhills, a very welcoming and laid back 55+ community in the heart of Central Florida. The monthly lot rent of \$626.73 includes lawn mowing and taxes. This special home is a rare find and has all it takes to be your Florida Forever Home! Call today and let us help you make it yours!

Community Overview:

Friendly Park of Zephyrhills is a conveniently located and affordable 55+ community. Friendly Park is a quiet, pet-free community, with abundant peace and quiet. A short drive from Friendly: shopping centers, restaurants, places of worship, medical facilities, museums, festivals, and skydiving. A short drive will bring you to the metro areas of Tampa-St. Pete and Orlando, including international airports, cruise terminals, museums, festivals, major league sports teams, spring training baseball, world renowned beaches and attractions- Central Florida has it all! Consider joining the satisfied residents of Friendly Park, where friends are neighbors!



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: 11×12 open and bright eat-in kitchen, 11×13 living room, 10×11 back bedroom, 9×11 guest bedroom, 9×20 Florida room with glass windows

BEDROOMS: Back bedroom has standard closet and built-in storage; front bedroom has standard closet, built-in drawers, and access to half bath

BATHROOMS: Hall bath has combination tub/shower, XL vanity, medicine cabinet, and linen closet; half bath has single vanity and medicine cabinet

INTERIOR: Central A/C, three lighted ceiling fans, pantry closet in hall, window treatments throughout

FLOORING: Vinyl in kitchen and hall bathroom; laminate in living room, half bath, and each bedroom

EXTERIOR: White metal siding, metal roof, carport, 11×33 attached garage with laundry, 10×26 covered back patio, 9×10 covered front patio, perimeter lot close to community entrance

Items Included:

KITCHEN: GE refrigerator and range, Sunbeam microwave, dishware, silverware, utensils

DINING AREA: Table, four chairs

LIVING ROOM: Loveseat, coffee table, end table, two table lamps, wicker storage cabinet, corner shelf unit, lighted ceiling fan

BACK BEDROOM: Queen bed, dresser with mirror, two night stands, desk, lighted ceiling fan

FRONT BEDROOM: Full size bed, two chairs, tall storage unit, lighted ceiling fan

FLORIDA ROOM: Wicker loveseat, two patio chairs, end table

GARAGE/LAUNDRY ROOM: Whirlpool washer, Maytag dryer, table, four chairs, work bench

BACK PATIO: Table, five chairs

***Land Lease Mobile Home Closing Costs:

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

Home Insurance:

Dutch Insurance: 863-557-5465

ABC Accurate Insurance Mart: 813-991-8000

Barfield Insurance: 863-293-5400

Important Phone Numbers:

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

City of Zephyrhills (water & trash): 813-780-0015

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

DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE

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