

**FOR SALE \$22,000:** 37961 Poncan Circle, Zephyrhills, FL 33541

**PRICE REDUCED**



For Sale: \$22,000

Address: 37961 Poncan Circle, Zephyrhills, FL 33541

55+ Community: Florida Villas

Monthly Lot Rent: \$577.00

Size of Home: Singlewide + 2 Bonus Rooms

Year of Home: 1974

2 Beds | 1.5 Baths | Shed With Laundry Hooks | Private Back Yard | Totally Updated Interior | Next To "Coming Soon" Pool

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:**

**MUST SEE TO APPRECIATE! TOTALLY UPDATED-FRONT TO BACK AND LEFT TO RIGHT!!**

You will quickly make yourself right at home in your personal slice of paradise, this thoroughly updated 1974 Oak Ridge. It is priced right at \$22,000, and measures 10x56, plus two additions: one under A/C and the other an XL screen room. With all the added space, this home will now provide an approximate total of 980 square feet of enjoyable living space, with two bedrooms and one and one-half bathrooms. It is in excellent condition, immediately available, and will be sold unfurnished (kitchen appliances will be included), so you can quickly make this your own showplace, with your own familiar furnishings. Outside, you will have a great big back yard, as well as a storage shed (with laundry hookups) for your extra things.

Your **NEWLY UPDATED** home is located on a border lot just **TWO DOORS DOWN FROM THE CLUBHOUSE AND POOL THAT'S COMING SOON**, and conveniently close to the community entrance, for easy in and out. Florida Villas of Zephyrhills, a very friendly and conveniently located 55+ adult community. The low monthly lot rent of \$577 includes water, sewer, trash removal, and lawn mowing. (Community pool coming soon!) This is a tremendous buyer's opportunity! 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.



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)

## 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!

## Home Features:

**INTERIOR LAYOUT:** 9x27 combination kitchen/dining area/ living room, 12x19 lower-level bonus room, 12x16 screen room; split bedroom floor plan: 8x9 front bedroom with half bath and 8x9 back bedroom

**BATHROOMS:** Full bathroom has combination tub/shower, single vanity, and tall linen cabinet; half bath has single vanity and medicine cabinet

**INTERIOR:** Central A/C (including in addition), sliding glass door from bonus room to deck

**FLOORING:** Recently installed laminate throughout

**EXTERIOR:** White metal siding with aqua blue trim, rubber roof-over, carport, 8x12 attached storage shed with laundry hookups, 8x9 open back deck, great big back yard, lot location two doors down from community entrance, clubhouse, and pool (coming soon)

## Items Included:

**KITCHEN:** Frigidaire refrigerator, GE range, dishwasher, and microwave

**ATTACHED STORAGE SHED:** Shelving

### 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.



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)