

**FOR SALE \$29,900: 37968 Poncan Circle, Zephyrhills, FL 33541**



**For Sale:** \$29,900

**Address:** 37968 Poncan Circle, Zephyrhills, FL 33541

**55+ Community:** Florida Villas

**Monthly Lot Rent:** \$407.00

**Size of Home:** Singlewide + 2 Bonus Rooms

**Year of Home:** 1976

2 Beds | 1.5 Baths (walk in shower) | XL Shed With W/D

Hookups | Fresh Updates | Immediate Move In

**Listing Agent:** Shawna Kemp

**Phone:** 863-450-7519 or 863-272-7200

**CONTACT US TODAY!**

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

**Email: Shawna@MobileHomeSpot.com**

### Home Overview:

You will soon be living the good life as the new owner of this well cared for and smartly expanded 1976 Guerdon. Priced right at \$29,900, and measuring 12x56, plus the additions of a two Florida rooms, this home will provide an approximate total of 1000 square feet of interior living space, with two bedrooms and one and one half bathrooms. It is in good condition, immediately available, and will be sold unfurnished (kitchen appliances will be included), so you may quickly begin to make this your personal showplace, with your own familiar furnishings. Outside, you'll have a large storage shed with laundry hookups. Your next home is located on an XL lot conveniently close to the community entrance and clubhouse in Florida Villas of Zephyrhills, a very friendly 55+ community in the heart of Central Florida. The low monthly lot rent of \$407 includes water, sewer, trash removal, and lawn mowing. This could be the one you've been waiting for! Call today and let us help you make it yours! **RECENT UPDATES** include the carpet in the living room and each bedroom, most interior rooms repainted, and the freshly painted exterior! **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, limited to 30 pounds each) 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:** Open eat-in kitchen, 11×14 living room, 10×19 front Florida room, 11×13 side Florida room, split bedroom floor plan: 11×11 back bedroom, 8×11 guest bedroom with half bath

**BATHROOMS:** Hall bath has walk in shower, single vanity, medicine cabinet, and tall linen cabinet; half bath has single vanity and medicine cabinet

**INTERIOR:** Central A/C, five ceiling fans, XL pantry closet in kitchen, hall closet, most interior walls recently painted, some window treatments

**FLOORING:** Vinyl in kitchen and each bathroom; laminate in front Florida room; carpet in living room; newer carpet in each bedroom

**EXTERIOR:** Freshly painted light gray metal siding with dark gray trim, rubber roof-over, carport, 9×11 attached storage shed with laundry hookups, XL lot close to community entrance and clubhouse

## Items Included:

**KITCHEN:** GE refrigerator, Kenmore range

**FRONT FLORIDA ROOM:** Window A/C unit, lighted ceiling fan

**STORAGE SHED/LAUNDRY ROOM:** Work bench

**OTHER:** Standard ceiling fan in living room and back bedroom; lighted ceiling fan in guest bedroom and side Florida room

### Home Insurance:

Barfield Insurance: 863-293-5400

Giella Insurance Agency: 813-782-2915

ABC Accurate Insurance Mart: 813-991-8000

### 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

### \*\*\*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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