

**FOR SALE \$24,900: 38020 Christine Ave., Zephyrhills, FL 33542**



**For Sale:** \$24,900

**Address:** 38020 Christine Avenue, Zephyrhills, FL 33542

**55+ Community:** Winters MHP

**Monthly Lot Rent:** \$479.00

**Size of Home:** Singlewide + Screen Room + XL Patio

**Year of Home:** 1969

1 Bed | 1 Bath | Shed With Laundry | Furnished | Newer Rubber Roof | Very Active Community | 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:**

#### **NEWER RUBBER ROOF!!**

This very appealing 1969 single wide Budd will allow you to enjoy the best of Central Florida, whether you're a year round resident or seasonal snowbird. Priced to sell at \$24,900, and measuring 12x44, plus the 9x16 screen room, this home will provide an approximate total of 670 square feet of enjoyable living space, with one bedroom and one bathroom. It is in good condition, immediately available, and will be sold fully furnished; so moving day will be quick and easy! Outside, you will have room for all your extra things in the attached storage shed, and the XL covered patio will be the ideal relaxation location. Your new home is located on an XL lot on a quiet side street in Winters Mobile Home Park, a very active, enjoyable, and inviting 55+ adult community. The low monthly lot rent of \$479 includes trash removal, lawn care, and use of park amenities. You will love living here, so make the call today!

### **Community Overview:**

Winters Mobile Home Park of Zephyrhills is a well maintained 55+ adult community, conveniently located in the heart of Central Florida. Winters is a pet friendly community where two pets per household are permitted, limited to 30 pounds each. Amenities include clubhouse, heated pool, competitive shuffleboard courts, and library. Zephyr Park, a municipal treasure that offers lakeside walking trails, is adjacent to Winters and easily accessible for all residents! Within Winters, you will enjoy a long list of activities, like bingo, dances, potluck dinners, coffee hour, knitting, quilting, cards, karaoke, musical events; you will always have something planned! Within minutes of Winters: shopping centers, restaurants, medical facilities, churches, museums, festivals, antique shops, too much to list! From Zephyrhills, you will have easy access to the Tampa and Orlando metro areas, and everything they have to offer: international airports, cruise terminals, major league sports teams, world renowned beaches and attractions, and more. Consider joining the inviting community of Winters Mobile Home Park, where people celebrate life!



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:** Conveniently arranged eat-in kitchen, 11×14 living room, 9×12 bedroom with standard closet, 9×16 screen room

**KITCHEN:** Breakfast bar, pantry closet, and broom closet

**BATHROOM:** Combination tub/shower, single vanity, medicine cabinet, and linen closet

**INTERIOR:** Central A/C, window treatments throughout

**FLOORING:** Laminate in kitchen, bedroom, and bathroom; carpet in living room

**EXTERIOR:** White metal siding with teal green trim, carport, rubber roof-over, 11×11 attached storage shed with laundry, 9×22 covered back patio

## Items Included:

**KITCHEN:** Frigidaire refrigerator, GE range, Magic Chef microwave with cart, pots and pans, dishware, silverware, utensils

**DINING AREA:** Table, three chairs, chandelier

**LIVING ROOM:** Sofa sleeper, two chairs, three end tables, table lamp, TV and stand, ceiling fan

**BEDROOM:** Queen bed, dresser, chest of drawers, night stand, table lamp

**STORAGE SHED/LAUNDRY ROOM:** Maytag washer, Jenn-Air dryer, work bench, shelving, table, patio chairs

### \*\*\*Land Lease Mobile Home Closing Costs:

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

#### Home Insurance:

ABC Accurate Insurance Mart: 813-991-8000

Dutch Insurance: 863-557-5465

Barfield Insurance: 863-293-5400

#### Important Phone Numbers:

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

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

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

#### **DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE**

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