

FOR SALE \$14,900: 38035 Christine Avenue, Zephyrhills, FL 33542

PRICE REDUCED



For Sale: \$14,900

Address: 38035 Christine Avenue, Zephyrhills, FL 33542

55+ Community: Winters MHP

Monthly Lot Rent: \$664.00

Size of Home: Singlewide + Bonus Rooms + Patio

Year of Home: 1971

1 Bed (Possible 2) | 1 Bath | Shed + W/D Hooks | Furnished |

Newer Rubber Roof ~ Updated Kitchen | Immediate Move In

Listing Agent: Lisa Cooper

Phone: 863-777-0272 or 863-272-7200

CONTACT US TODAY!

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

Email: Lisa@MobileHomeLisa.com

Home Overview:

Yes, you could soon be living in your very own personal slice of Central Florida paradise as the new owner of this smartly expanded 1971 Eldorado. Priced to sell at \$14,900, and measuring 12x46, plus the additions of the 10x18 Florida room and 12x15 storage room/laundry room, this pretty home will provide an approximate total of 910 square feet of interior living space, with one-two bedrooms and one bathroom. It is in good condition, immediately available, and will be sold fully furnished, so you will have an easy time on moving day. Outside, you will have plenty of room for all your extra things in the XL storage shed. Your new home is located on a side street with light traffic in Bedrock Winters Mobile Home Park, a very active, enjoyable, and inviting 55+ adult community. The monthly lot rent of \$664 includes lawn care and use of park amenities. This home was built to last and has all it takes to be your happy place! Call today and let us help you make it yours!

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: Open, bright, and nicely updated eat-in kitchen, 11×17 living room, 11×12 bedroom, 12×15 storage room/laundry room, 10×18 Florida room with vinyl windows and direct access to storage shed

MOSTLY UPDATED BATHROOM: Walk-in shower, XL single vanity, and wall cabinet

INTERIOR: Two window A/C units, two ceiling fans, pantry cabinet in kitchen, two standard closets and built-in drawers in bedroom, hall closet

FLOORING: Laminate throughout interior

EXTERIOR: White metal siding with green trim, some updated windows, newer rubber roof-over, long carport, covered front patio, 10×15 attached storage shed

Items Included:

KITCHEN: Frigidaire refrigerator, Tappan range, Whirlpool microwave

DINING AREA: Desk and chair

LIVING ROOM: Sectional, chair, end table, table lamp, floor lamp, TV and stand, window A/C unit with heat, ceiling fan

BEDROOM: Queen bed, dresser, nightstand, TV, table lamp, electric fireplace, lighted ceiling fan

STORAGE ROOM/LAUNDRY ROOM: Cabinet, wall A/C unit

STORAGE SHED: Work bench, shelving

Important Phone Numbers:

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

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

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

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