

## FOR SALE \$25,000: 38045 Hall Avenue, Zephyrhills, FL 33542



**For Sale:** \$25,000

**Address:** 38045 Hall Avenue, Zephyrhills, FL 33542

**55+ Community:** Winters 55+ MHP

**Monthly Lot Rent:** \$479.00

**Size of Home:** Singlewide With FL Room

**Year of Home:** 1973

1 Bed | 1 Bath | XL Shed With Laundry | Fully Furnished | Near All Amenities | Immediate Move In

**Listing Agent:** Shawna Kemp and Lisa Cooper

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

## CONTACT US TODAY!

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

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

**Email: Shawna@MobileHomeShawna.com**

**Email: Lisa@MobileHomeLisa.com**

## Home Overview:

You will quickly make yourself right at home as the new owner of this especially well maintained and smartly expanded 1973 Single Wide. Priced to sell at \$25,000, and measuring 12x48, plus the 9x19 Florida room, this home will provide an approximate total of 740 square feet of interior living space, with one bedroom and one bathroom. It is in very good condition, immediately available, and will be sold fully furnished, so moving day will be quick and easy! The attached storage shed/laundry room will provide ample space for your extra things. Your new home is located on a large corner lot near the pool and amenities in Winters Mobile Home Park, a very active, enjoyable, and inviting 55+ adult community. The low monthly lot rent of \$479 includes lawn care and use of park amenities. Fully furnished, priced to sell, in a fantastic community with low lot rent – 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](mailto:Info@MobileHomeSpot.com) ♦ Visit Our Website: [www.MobileHomeSpot.com](http://www.MobileHomeSpot.com)

## Home Features:

**INTERIOR LAYOUT:** Open and bright eat-in kitchen, 11×12 living room, 9×19 Florida room with glass windows, 11×12 bedroom

**BATHROOM:** Combination tub/shower, XL single vanity, medicine cabinet, wall cabinet, and tall linen cabinet

**INTERIOR:** Two window A/C units, two ceiling fans, pantry cabinet in hall, two standard closets and built-in chest of drawers in bedroom, window treatments throughout

**FLOORING:** Vinyl in kitchen and bathroom; carpet in living room and bedroom; painted concrete in Florida room

**EXTERIOR:** White metal siding, rubber roof-over, covered front patio (ideal golf cart parking spot), French door entry from patio to Florida room, carport, 7×17 attached storage shed with laundry, corner lot location close to community pool and amenities

## Items Included:

**KITCHEN:** GE refrigerator and range, Kenmore microwave, dishware, silverware, utensils

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

**LIVING ROOM:** Futon, recliner, chair, hutch, two end tables, two table lamps, TV and stand, ceiling fan

**BEDROOM:** Full size bed, chair, chest of drawers, night stand, window A/C unit, lighted ceiling fan

**FLORIDA ROOM:** Sofa sleeper, coffee table, floor lamp, TV, electric fireplace, window A/C unit

**STORAGE SHED/LAUNDRY ROOM:** Performa washer, Whirlpool dryer, work bench, shelving

### 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

### \*\*\*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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