

FOR SALE \$27,900: 38049 Winter Drive, Zephyrhills, FL



For Sale: \$27,900

Address: 38049 Winter Drive, Zephyrhills, FL 33542

55+ Community: Winters MHP

Monthly Lot Rent: \$726.00

Size of Home: Singlewide + Screen Room + Patio

Year of Home: 1971

1 Bed | 1 Bath | Shed | Inside Laundry | Mostly Furnished |

Newer AC | Corner Lot | Near Amenities ~ Fast 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:

****AC Unit Was Just Installed in July 2026!!****

You can afford to soon be living the good life as the new owner of this super cute and well cared for 1971 Mark. Affordably priced at \$27,900, and measuring 12x44, plus the 12x20 screen room/laundry room, this home will provide an approximate total of 760 square feet of enjoyable living space, with one bedroom and one bathroom. It is in good condition, immediately available, and will be sold mostly furnished, so you will have an easy time on moving day. Outside, you will have a small, covered patio and a back yard storage shed for your extra things. Your new home is located on an XL CORNER LOT, conveniently close to the park amenities, in Bedrock Winters Mobile Home Park, a very active, enjoyable, and inviting 55+ adult community. The monthly lot rent of \$726 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 and bright eat-in kitchen, 11×14 living room, 9×11 bedroom, 12×20 screen room/laundry room

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

INTERIOR: Newer (July 2026) Central A/C, three lighted ceiling fans, pantry closet in kitchen, standard closet and built-in desk in bedroom, window treatments throughout

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

EXTERIOR: Ivory metal siding with brown trim, rubber roof-over, carport, 6×9 unattached storage shed, XL corner lot close to park amenities

Items Included:

KITCHEN: Whirlpool refrigerator, Hot Point range, Goldstar microwave

DINING AREA: Table, four chairs, chandelier

LIVING ROOM: Sofa, recliner, coffee table, four end tables, TV stand, lighted ceiling fan

BEDROOM: Chair, nightstand, lighted ceiling fan

SCREEN ROOM/LAUNDRY ROOM: Table, five patio chairs, stacked Kenmore washer and dryer, lighted ceiling fan

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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