

# FOR SALE \$11,000: 38511 Wilds Road Lot 16, Dade City, FL 33525



**For Sale:** \$11,000

**Address:** 38511 Wilds Road Lot 16, Dade City, FL 33525

**Community:** Blue Jay RV Park

**Monthly Lot Rent:** \$437.00

**Size of Home:** Permanent Trailer + FL Room

**Year of Home:** 1974

2 Beds | 1 Bath | Shed With Washer Hookup | Fully Furnished |  
No Outlet Street | Near All Amenities | A Must See

**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:

Here is the affordable slice of Florida paradise you've been looking for! You'll have an easy time making yourself right at home as the new owner of this cute, cozy, and smartly expanded 1974 Travel Trailer. Priced to sell at only \$11,000, and measuring 8x30, plus the 8x16 Florida room, this home will provide an approximate total of 360 square feet of interior living space, with two bedrooms and one bathroom. It is in good condition, and will be sold fully furnished; so moving day will be quick and easy! Outside, you can always enjoy fresh air and soaking in the sunshine on the open patio beside the Florida room. Your new home is located in Blue Jay MH and RV Resort of Dade City, an active and enjoyable 55+ adult community. The monthly lot rent of \$437 includes water, sewer, trash removal, and use of park amenities. This one has all it takes to be your happy place! Call today and let us help you make it yours!

## Community Overview:

Blue Jay Mobile Home and RV Park of Dade City is a vibrant and active, pet friendly (Two pets per household are permitted; large dogs allowed, breed restrictions apply) 55+ community, conveniently located close to the metro areas of Tampa-St. Pete and Orlando. Amenities include renovated clubhouse with billiards, heated pool, shuffleboard, bocce ball, and library. You will stay busy with a long list of activities like aqua aerobics, bingo, cards, musical events, crafting, potluck dinners, holiday celebrations, you name it! A short drive from Blue Jay: shopping centers, restaurants, houses of worship, medical facilities, golf courses, museums, festivals, flea markets, antique shops, and skydiving. Also within a short drive: International airports, cruise terminals, Interstate highways, major league sports teams, world renowned attractions, endless white sand beaches, and more. Join the happy residents of Blue Jay; you will love it here!



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:** 7×15 combination kitchen/dining area/living room, 5×6 center bedroom with storage closets, 6×7 back bedroom, 8×16 Florida room with glass windows

**BATHROOM:** Combination tub/shower, sink, medicine cabinet, wall cabinet, linen closet, and small standard closet

**INTERIOR:** Wall A/C unit, pantry closet in kitchen, upper storage in living room and each bedroom, window treatments throughout

**FLOORING:** Laminate in kitchen, dining area, living room, and center bedroom; carpet in Florida room, vinyl in bathroom and back bedroom

**EXTERIOR:** White metal siding, rubber roof-over, off street parking, 6×8 unattached storage shed with washer hookup, open patio area beside Florida room

## Items Included:

**KITCHEN:** Whirlpool refrigerator, Hot Plates, microwave, pots and pans, dishware, silverware, utensils

**DINING AREA:** Table, two stools, high chair, wall lamp

**LIVING ROOM:** Sofa sleeper, rocker, end table, two hanging lamps, TV, wall A/C unit

**FLORIDA ROOM:** Sofa sleeper, recliner, table, five chairs, two end tables, floor lamp, TV stand, two hanging lamps

**BACK BEDROOM:** Twin bed, floor lamp

**GUEST BEDROOM:** Twin bed

**STORAGE SHED:** Washer Hookup, 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:

TECO (power): 1-888-223-0800

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

Water. Sewer. Trash. Mowing: Included With Lot

### \*\*\*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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