

FOR SALE \$52,500: 38518 Hummingbird Court, Dade City, FL 33525

PRICE REDUCED



For Sale: \$52,500

Address: 38518 Hummingbird Court, Dade City, FL 33525

Community: Blue Jay Mobile Home & RV Community

Monthly Lot Rent: \$597.75

Size of Home: Doublewide Plus Florida Room

Year of Home: 1981

2 Beds | 2 Baths | FL Room | Shed + Laundry | No Outlet Street
| Mostly Furnished | Newer AC | 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:

Here's the home where you'll enjoy your best years, this very appealing 1981 Skyline. Priced right at \$52,500, measuring 24x36, plus the 11x12 Florida room, this home will provide an approximate total of 990 square feet of interior living space, with two bedrooms and two bathrooms. It is in very good condition and will be sold partially furnished, so you will have a head start on moving day! Your new home is located on a quiet no-outlet street in Blue Jay Mobile Home and RV Park of Dade City, a very friendly and welcoming 55+ adult community. The low lot rent of \$597.75 includes water, sewer, trash removal, and use of park amenities. This could be the one! 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, active, and 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, heated pool, fitness center, billiards, shuffleboard, bocce ball, horseshoes, library, and dog park. You will stay busy with a long list of activities like aqua aerobics, bingo, cards, musical events, crafting, dinners, dances, holiday celebrations, you name it! Within minutes from Blue Jay you'll find 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 ♦ Visit Our Website: www.MobileHomeSpot.com

Home Features:

INTERIOR LAYOUT: Open and bright kitchen, 8×9 dining room, 13×16 living room, 11×13 master bedroom, 9×11 guest bedroom, 11×12 Florida room with glass windows

BATHROOMS: Master has walk-in shower, single vanity, and medicine cabinet; guest bath has combination tub/shower, single vanity and medicine cabinet

INTERIOR: Newer Central A/C, four ceiling fans, breakfast bar and pantry closet in kitchen, built in hutch in dining room, walk-in closet in each bedroom, hall linen closet, window treatments throughout

FLOORING: Vinyl in kitchen, dining room, guest bedroom, and each bathroom; laminate in living room and master bedroom; carpet in Florida room

EXTERIOR: Ivory vinyl siding with white trim, metal roof, carport with privacy lattice, 6×8 attached storage shed with laundry, open patio outside of living room, XL back yard

Items Included:

KITCHEN: Frigidaire refrigerator and range, Faber Ware microwave, lighted ceiling fan

DINING ROOM: Table, four chairs, chandelier

LIVING ROOM: Sofa, recliner, chair and ottoman, two end tables, lamp table, table lamp, TV and stand, ceiling fan

MASTER BEDROOM: Sofa table, lighted ceiling fan

GUEST BEDROOM: Queen bed, chest of drawers, night stand, TV

FLORIDA ROOM: Ceiling fan

STORAGE SHED/LAUNDRY ROOM: Whirlpool washer, Samsung dryer, shelving

Home Insurance:

Reliable Insurance Inc: 386-888-1399

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: Included With Lot Rent

***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

Great care and consideration has been taken in the accumulation of listing information. All information herein is considered true, accurate, complete, and current. Mobile Home Spot, Inc., assumes no responsibility for errors, inaccuracies, or omissions. No warranties, expressed or implied, are provided for the data, its use, or interpretation. The user of this service assumes full responsibility for obtaining and verifying lot rent, fees, pass-on costs, rules, regulations, pet policies, closing costs, etc., associated with any community, park, or home represented here. Mobile Home Spot, Inc. highly recommends the performance of an inspection of any home represented here, most preferably by a professional home and termite inspector. User's due diligence is required. Utilization of this search service indicates understanding and acceptance of these statements by the user.



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