

FOR SALE \$35,000: 38524 Sparrow Court, Dade City, FL 33525



For Sale: \$35,000

Address: 38524 Sparrow Court, Dade City, FL 33525

Community: Blue Jay Mobile Home & RV Community

Monthly Lot Rent: \$559.35

Size of Home: Singlewide Plus FL Room

Year of Home: 1986

2 Beds | 1 Bath | Inside Laundry | FL Room and Shed | Mostly
Furnished | Unique Location, No Outlet Street | Newer AC

Listing Agent: Shawna Kemp and Lisa Cooper

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

CONTACT US TODAY!

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

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

Email: Lisa@MobileHomeLisa.com

Email: Shawna@MobileHomeShawna.com

Home Overview:

You will quickly make yourself right at home as the new owner of this especially appealing 1986 Fleetwood. Priced right at \$35,000, and measuring 14x54, plus the 11x17 Florida room, this comfortable home will provide an approximate total of 940 square feet of interior living space, with two bedrooms and one bathroom. It is in good condition and will be sold mostly furnished, so you will have a generous head start on moving day! Your new home is located on a quiet, no-outlet street in Blue Jay MH and RV Resort of Dade City, an active and enjoyable 55+ adult community. The low lot rent of \$559.35 includes water, sewer, trash removal, and use of park amenities. An annual solid waste fee of \$95 is due each January. This one has all it takes to be your personal happy place, including the NEWER CENTRAL A/C unit! 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: Wide open area including the eat-in kitchen and 13×13 living room, 10×11 back bedroom, 9×10 guest bedroom, uniquely situated laundry area, 11×17 multi-purpose Florida room with vinyl windows

BATHROOM: Combination tub/shower, single vanity, and free standing tall linen cabinet

INTERIOR: Newer Central A/C, two ceiling fans, pantry cabinet in kitchen, standard closet in each bedroom, linen closet in laundry area, multiple entry doors into Florida room for easy access from inside and out, window treatments throughout

FLOORING: Laminate in kitchen; carpet in living room, Florida room, and each bedroom; vinyl in bathroom

EXTERIOR: White vinyl siding with brown trim, rubber coated metal roof, carport, 6×8 attached storage shed, lot located on quiet no-outlet street

Items Included:

KITCHEN: Frigidaire refrigerator (currently in FL Room), GE range, Hamilton Beach microwave, rolling pantry shelves

DINING AREA: Table, four chairs

LIVING ROOM: Sofa, recliner, lighted ceiling fan

GUEST BEDROOM: Twin bed

LAUNDRY AREA: White Whirlpool washer, (dryer hookup only)

FLORIDA ROOM: Portable A/C unit, ceiling fan

STORAGE SHED: 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: 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.



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