FOR SALE $29,900: 38525 Woodpecker Ct., Dade City, FL 33525

For Sale: $29,900
Address: 38525 Woodpecker Court, Dade City, FL 33525
55+ Community: Blue Jay Mobile Home & RV Park
Monthly Lot Rent: $662.90

Size of Home: Singlewide + 2 Bonus Rooms
Year of Home: 1981
2 Beds | 1.5 Baths | 2 Sheds | Inside Laundry | Fully Furnished | Filled With Several Updates | Nice Location ~ Quick Move In

Listing Agent: Lisa Cooper and Shawna Kemp
Phone: 863-777-0272 or 863-450-7519

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:

As soon as you see for yourself, you will know that this exceptionally well-maintained and smartly expanded 1981 Skyline is the one for you! Priced right at $29,900, and measuring 14×52, plus the addition of two bonus rooms, this home with its split bedroom floor plan will provide an approximate total of 1020 square feet of interior living space, with two bedrooms and one and one-half bathrooms. It is in excellent condition, immediately available, and will be sold fully and generously furnished, so your transition to the good life will be quick and easy. Outside, the two storage sheds offer plenty of room for your extra things. Your new home is located on a quiet, NO-OUTLET street in Blue Jay MH and RV Resort of Dade City, a very friendly and welcoming 55+ adult community. The monthly lot rent of $662.90 includes water, sewer, trash removal, and use of park amenities. An annual county tax of $95 is due each January. This one will not last long, so make the 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!

Home Features:

INTERIOR LAYOUT: Conveniently arranged eat-in kitchen, 12×13 living room, 10×11 master (front) bedroom with half bath, 10×11 guest (back) bedroom, laundry closet in hall, 11×19 Florida room with glass windows, 6×15 bonus room/crafts room

BATHROOMS: Hall bath has combination tub/shower, single vanity, medicine cabinet, and linen closet; half bath has single vanity and medicine cabinet

INTERIOR: Central A/C, four lighted ceiling fans, standard closet in each bedroom, window treatments throughout

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

EXTERIOR: White vinyl siding with blue trim, metal roof, carport, 7×11 attached storage shed with door to back yard, 8×8 unattached storage shed, lot location on quiet no-outlet street

Items Included:

KITCHEN: Whirlpool refrigerator, range, and microwave, Bosch dishwasher, pots and pans, dishware, silverware, utensils

DINING AREA: Table, four chairs

LIVING ROOM: Sofa, two recliners, dresser, end table, table lamp, TV, lighted ceiling fan

FLORIDA ROOM: Sofa, recliner, chair, two end tables, two table lamps, TV and stand, window A/C unit, lighted ceiling fan

BONUS ROOM/CRAFTS ROOM: Storage cabinets, bookcase, sink

MASTER (FRONT) BEDROOM: Queen bed, dresser, chest of drawers, nightstand, wall lamp, lighted ceiling fan

GUEST (BACK) BEDROOM: Queen bed, dresser, nightstand, lighted ceiling fan

LAUNDRY CLOSET: Frigidaire washer, Kenmore dryer, shelving

STORAGE SHED(S): Work bench, shelving

Important Phone Numbers:

TECO (power): 1-888-223-0800
Spectrum (cable & internet) 1-855-222-0102
Water, Sewer, Trash: Included With Lot Rent

Home Insurance:

Barfield Insurance: 863-293-5400
Black's Insurance: 813-752-5225
Kin Insurance: 855-717-0022
Reliable Insurance Inc: 386-888-1399
Hometown Insurance: 386-736-1000
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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