FOR SALE $59,900: 38529 Hummingbird Ct., Dade City, FL 33525



For Sale: $59,900
Address: 38529 Hummingbird Court, Dade City, FL 33525
Community: Blue Jay Mobile Home & RV Community
Monthly Lot Rent: $662.90

Size of Home: Doublewide Plus Two Bonus Rooms
Year of Home: 1981
2 Beds | 2 Custom Baths | XL Shed + Laundry Room | Partly Furnished | Very Unique Location ~ At End Of Street

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:

You will soon be living the easy life in comfort as the new owner of this uniquely appointed and smartly expanded and 1981 Fleetwood. Priced right at $59,900, and measuring 24×44, plus the 10×12 Florida room addition, this home will provide an approximate total of 1170 square feet of interior living space, with two bedrooms and two bathrooms. It is in very good condition, immediately available, and will be sold partially furnished (kitchen appliances and some furniture will be included), so you will have a head start on moving day. Your new home is located at the end of a quiet, no-outlet street in Blue Jay Mobile Home and RV Resort of Dade City, an active and enjoyable 55+ adult community in the area. This is a Super Prime central location in the community-conveniently close to the pool and amenities! The monthly lot rent of $662.90 includes water, sewer, and use of the park amenities. An annual solid waste fee of $95 is due each January. This special home has all it takes to be your happy home for many years to come! 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: Light, bright, and open kitchen, 8×8 dining room, 11×19 living room, 11×15 master bedroom, 11×12 guest bedroom with standard closet, 10×22 original veranda/Florida room, 10×12 Florida room addition with glass windows

UPDATED BATHROOMS: Master has walk in shower, single vanity, medicine cabinet, two wall cabinets, and standard closet; guest bath has combination Jacuzzi tub/shower, XL double vanity, and linen closet

INTERIOR: Newer Central A/C, three ceiling fans, pantry closet in kitchen, built in hutch in dining room, window treatments throughout

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

EXTERIOR: White vinyl siding with blue trim, rubber roof-over, carport, 12×17 attached storage shed/workshop with dedicated 6×7 laundry area, lot location at the end of no-outlet street

Items Included:

KITCHEN: Whirlpool refrigerator, LG dishwasher, GE range

DINING ROOM: Table, four chairs

LIVING ROOM: Coffee table, end table, lighted ceiling fan

MASTER BEDROOM: Queen bed frame (only), dresser with mirror, nightstand

GUEST BEDROOM: Chest of drawers

VERANDA/FLORIDA ROOM: Lighted ceiling fan

FLORIDA ROOM ADDITION: Ceiling fan

WORKSHOP/LAUNDRY ROOM: Laundry sink, work bench, shelving (Washer and dryer hookups only)

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, $375 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.