

FOR SALE \$185,000: 38628 Callaway Blvd., Dade City, FL 33525

PRICE REDUCED



For Sale: \$185,000

Address: 38628 Callaway Blvd, Dade City, FL 33525

55+ Community: The Highlands At Scotland Yards

Monthly Lot Rent: \$1,292.85

Size of Home: Triple Wide Plus FL Room and Screen Room

Year of Home: 2005

2 Beds + Den | 2 Baths | 2 Car Oversized Garage | Panoramic
Golf Course Views | **LOWER PRICE ~ FULLY FURNISHED TOO**

Listing Agent: Donna Reed

Phone: 678-333-4590 or 863-272-7200

CONTACT US TODAY!

Donna Reed: 678-333-4590 (call or text)

Local Resident @ The Highlands at Scotland Yards

Email: Donna@MobileHomeDonna.com

Website: www.MobileHomeDonna.com

Home Overview:

NEW LOWER PRICE and FULLY FURNISHED TOO!!

PANORAMIC GOLF COURSE VIEWS ~ OVERSIZED TWO CAR GARAGE WITH STORAGE & HOIST ~ AIR CONDITIONED & HEATED GLASS ENCLOSED LANAI ~ SCREENED FRONT PORCH ~ ACROSS THE STREET FROM CLUBHOUSE AND AMENITIES!!

The Highlands of Scotland Yard, a resort-like 55+ community, is the hidden gem of Pasco County. This single-family home with new roof in 2019 is located on a scenic golf course with panoramic views. Curb appeal abounds in this 2 Bedroom plus Den, 2 bathroom updated home with an approximate combined total of 2180 square feet and oversized updated garage with overhead storage and electric hoist. Enter home through an impressive screened lanai and find an open floor plan that is spacious and bright with an abundance of windows throughout. Features continue with upgraded laminate flooring, kitchen and island granite countertops, large breakfast bar and volume ceilings throughout with crown molding. The main bedroom with bay window is very spacious and en-suite bath updated in 2022 with designer tile in shower and on floor. The separate guest bedroom is impressive with guest bath updated in 2020. Wait...there's more!!! Enjoy sunsets and fabulous golf views from your 10'x31' glass enclosed air-conditioned and heated Florida room at rear of this spectacular home. Other renovations include new central A/C 9/2020 and entire home re-plumbed 12/21. *Contact listing agent below for all showings and offers.* This manufactured home is on leased land. Monthly lot rent is \$1,292.85 and land/lot is not included with sale. Lot rent includes trash removal, lawn mowing and use of park amenities with newly renovated Clubhouse.

Community Overview:

The Highlands at Scotland Yards of Dade City is an extraordinary golf course resort community that offers its residents an unparalleled quality of life. Some of the abundance of amenities at The Highlands include an elegant 13,000 square foot clubhouse, two pools, whirlpool, sauna, community center, covered community patio, fitness center overlooking the pool, tennis courts, shuffleboard, bocce ball, pickle ball, horseshoes, library/business center, billiards room, game room, cards room, arts & crafts room with kiln, walking trails, RV and boat storage; everything you could imagine! Residents always have a full schedule with a seemingly endless list of activities: planned outings, water aerobics, chair yoga, ping pong, Koffee Klatch, dinners, luncheons, cookouts, holiday celebrations, musical events, movie nights, dances, bingo, poker, bridge, dominoes, Mahjongg, bunco, Quilters Club, ceramics, bible study, you name it! The Highlands is conveniently located within minutes of many restaurants, flea markets, antique shops, shopping centers, golf courses, houses of worship, medical facilities, etc. Within a short drive: world class white sand beaches, renowned attractions, international airports, cruise terminals, major league sports teams, awe inspiring state parks, museums; it is all right here! Consider joining the active community of The Highlands at Scotland Yards, where friendly people stay busy celebrating life every day! Visit for information about the highly acclaimed golf course within the community.



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 floor plan with bright and modern kitchen, inside laundry room at garage entry, 12×13 dining room, 13×20 living room, 12×13 den/home office, 12×20 master bedroom with walk in closet, 12×12 guest bedroom with standard closet, 10×31 Florida room with glass windows and stunning golf view, 6×19 front screen room

KITCHEN: High top breakfast bar, walk-in pantry, center island with 110V service, and granite counter tops

UPDATED BATHROOMS: Master has custom walk-in shower, extra wide double vanity, tall linen cabinet, and medicine cabinet; guest bath has combination tub/shower, single vanity, and medicine cabinet

INTERIOR: Newer Central A/C with mini-split A/C and heat in Florida room, seven ceiling fans, wide entry foyer, French door entry into den/home office, tray ceiling in dining room, door from back patio into Florida room, outstanding golf course view from Florida room, upper cabinets and shelving in laundry room, crown molding and finished walls throughout, window treatments throughout

FLOORING: Laminate in kitchen, dining room, living room, den/office, and guest bathroom; carpet in Florida room and each bedroom; ceramic tile in laundry room and master bathroom; faux rustic resurfaced concrete in screen room

GARAGE: Pegboard and vinyl walls for fresh clean look, loft storage with electric hoist, laundry sink, and door to screen room

EXTERIOR: White vinyl siding, newer (2019) asphalt shingle roof, oversized 21×23 attached garage, double wide driveway, extensive landscaping including walkway with curbing, 6×9 open back patio with fencing and gate, sidewalk from driveway to back patio, wide open space behind home with tremendous golf course view, open space across street overlooking community features

Items Included:

KITCHEN: All stainless Frigidaire refrigerator, range, dishwasher, and built-in microwave

DINING ROOM: 1 Dining Room Table, 1 Beige Bench Seat, 4 Wood Chairs with Beige cushioned seats, 2 Black/Natural chairs, 1 large abstract picture, 1 large decorative vase and stand, 1 chandelier

LIVING ROOM: 1 Electric Reclining Beige sofa, 1 manual loveseat, 1 black end table, 1 black circular coffee table, 1 electric fireplace cabinet with heat, 1 large rectangular mirror, 1 beige and metal sofa table

ENTRANCE HALLWAY: 1 console table **DEN:** 1 desk with chair, 1 black/beige 2 drawer table, Organ with bench

GUEST BEDROOM: 1 King sized bed with memory foam mattress, 2 night stands, 1 king headboard

PRIMARY BEDROOM: 1 grey dresser with attached mirror, 1 grey armoire, 1 grey nightstand, 1 chair, 1 king headboard

LAUNDRY ROOM: 1 Washer, 1 Dryer **GARAGE:** 1 Electric Hoist, 4 grey/black cabinets, 2 white cabinets, 1 brown 2-seater bench

BACK PORCH: 1 Brown Reclining Electric Sofa, 1 rectangular end table, 1 round rattan end table, 1 table with 4 chairs, 1 TV, 1 armoire for TV, 1 wicker sofa table, 1 lamp, 1 standing lamp

Home Insurance:

Barfield Insurance: 863-293-5400

Black's Insurance: 813-752-5225

Dutch Insurance: 863-557-5465

Important Phone Numbers:

DUKE (power): 1-800-700-8744

City of Zephyrhills (water): 813-780-0015

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

DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE

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