

FOR SALE \$24,900: 39 Morningside Road, Winter Haven, FL 33881



For Sale: \$24,900

Address: 39 Morningside Road, Winter Haven, FL 33881

55+ Community: Colony Club Mobile Estates

Monthly Lot Rent: \$570.00

Size of Home: Singlewide + Screen Room

Year of Home: 1981

2 Beds (split plan) | 2 Baths | Screen Room | XL Shed + W/D |

Appliances Included | Great Condition | Quick Move In

Listing Agent: Shawna Kemp

Phone: 863-450-7519 or 863-272-7200

CONTACT US TODAY!

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

Email: Shawna@MobileHomeShawna.com

Home Overview:

****PRETTY 2BED/2BATH SPLIT PLAN WITH NEWER METAL ROOF!****

You will soon be enjoying the carefree Sunshine State lifestyle as the new owner of this well maintained and nicely updated 1981 Fleetwood Broadmore. Priced right at \$24,900, and measuring 14x60, plus an 11x16 screen room, this home will provide an approximate total of 1010 square feet of enjoyable living space, with two bedrooms and two bathrooms. This beauty is in excellent condition, immediately available, and will be sold unfurnished (appliances will be included), so you may quickly begin to make this your personal showplace, with your own familiar furnishings. This special home is located in Colony Club of Winter Haven, a very friendly and super affordable 55+ community in the heart of Central Florida. The monthly lot rent is only \$570, one of the best rates in the entire area. Your Florida Forever home is ready for you, so call today and let us help you make it yours!

Community Overview:

Colony Club Mobile Home Estates is a very well maintained and super affordable 55+ adult community, conveniently located close to all the best of Central Florida. Amenities include clubhouse, shuffleboard, billiards, library, and boat/RV storage. You will stay active with a long list of activities, including bingo, cards, coffee and doughnuts, dinners, potlucks, cookouts, game nights, musical events, and holiday celebrations. Within minutes of Colony Club, residents have everything they need: shopping centers, restaurants, medical facilities, houses of worship, museums, festivals, flea markets, antique shops, Lego Land, too much to list! From Winter Haven, you will have easy access to the Tampa and Orlando metro areas, and everything they have to offer, like international airports, cruise terminals, major league sports teams, world renowned beaches and attractions, unbelievable! All prospective residents at Colony Club must have a minimum credit score of 700 and a minimum monthly income of \$2,000. Homeowners are responsible to pay for electric, water, sewer, trash removal, and lawn mowing. Up to two pets (25 pound limit) per household are permitted. Consider joining the satisfied residents of Colony Club, where every neighbor is a friend!



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: Conveniently arranged eat-in kitchen, 13×14 living room, 11×16 screen room, split bedroom plan: 8×10 master bedroom, 9×9 guest bedroom

BATHROOM: Master has combination tub/shower, single vanity, medicine cabinet, and linen closet; guest bath has combination tub/shower, single vanity, two medicine cabinets, and door to guest bedroom

INTERIOR: Central A/C, three ceiling fans, standard closet in each bedroom, built in desk and storage in guest bedroom, hall closet, window treatments throughout

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

EXTERIOR: Ivory metal siding with white trim, newer metal roof, long driveway, carport, 7×9 attached storage shed with laundry

Items Included:

KITCHEN: Refrigerator, range, ceiling fan

STORAGE SHED/LAUNDRY ROOM: Washer, dryer, shelving

OTHER: Lighted ceiling fan in master bedroom; standard ceiling fan in living room

Important Phone Numbers:

TECO (power): 1-888-223-0800

City of Winter Haven (water, sewer, trash): 863-291-5678

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

Home Insurance:

Barfield Insurance: 863-293-5400

Reliable Insurance Inc: 386-888-1399

Black's Insurance: 813-752-5225

Hometown Insurance: 386-736-1000

Kin Insurance: 855-717-0022

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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