

FOR SALE \$21,900: 39349 Tabetha Drive, Zephyrhills, FL 33542



For Sale: \$21,900

Address: 39349 Tabetha Drive, Zephyrhills, FL 33542

55+ Community: Sixth Avenue

Monthly Lot Rent: \$592.61

Size of Home: Singlewide + Screen Room

Year of Home: 1969

2 Beds | 1 Bath | Carport + Shed With Washer | Border Lot |

Furnished | Picture Perfect In Excellent Condition

Listing Agents: Traci Johns and Kimberly Orr

Phone: 404-729-5261 or 813-210-6577

CONTACT US TODAY!

Traci Johns: 404-729-5261 (call or text)

Email: Traci@MobileHomeTraci.com

Kim Orr: 813-210-6577 (call or text)

Email: Kim@MobileHomeKim.com



Home Overview:

You could soon have your very own picture-perfect slice of paradise as the new owner of this especially well-maintained and thoroughly updated 1969 Hillcrest. Priced to sell at \$21,900, and measuring 12x48, plus the 9x15 screen room, this special home will provide an approximate total of 790 square feet of enjoyable living space, with two bedrooms and one bathroom. It is in excellent condition, immediately available, and will be sold fully furnished, so you will have an easy time on moving day! Outside, you'll have a covered patio, open deck, as well as two storage sheds for your extra things. Your new home is located on a perimeter lot in 6th Avenue Mobile Home Park of Zephyrhills, a very friendly, affordable, and conveniently located 55+ adult community in the heart of Central Florida. The low monthly lot rent of \$592.61 includes trash removal and lawn mowing. This special home is ready and waiting for you; call today so we can help you make it yours! **COMMUNITY INFORMATION:** Sixth Avenue MHP is a PET-FRIENDLY community, with up to two pets per home permitted, with 40# combined weight. All pets must have updated vaccines, tags, and applicable license.

Community Overview:

6th Avenue Mobile Home Park of Zephyrhills is a conveniently located, super affordable, and PET FREE 55+ community, where the residents enjoy their peace and quiet. 6th Avenue residents enjoy a super size clubhouse with kitchen, where residents can enjoy billiards, cards, library, holiday celebrations, and social gatherings. Outside, you'll find a well kept picnic area along with shuffleboard courts. Within minutes of 6th Avenue: shopping centers, restaurants, houses of worship, medical facilities, museums, festivals, and skydiving. A short drive will bring you to the metro areas of Tampa-St. Pete and Orlando, including international airports, cruise terminals, theme parks, major league sports teams, world renowned beaches- Central Florida has it all! Consider joining the happy residents of 6th Avenue, where friends are neighbors!



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: Open and bright eat-in kitchen, 11x14 living room, 10x11 original bedroom with standard closet, 8x11 guest bedroom, 9x15 screen room

BATHROOM: Combination tub/shower and single vanity

INTERIOR: Central A/C, two lighted ceiling fans, pantry cabinet in kitchen, linen closet in hall, window treatments throughout

FLOORING: Vinyl in kitchen; carpet in living room and each bedroom; ceramic tile in bathroom

EXTERIOR: White metal siding with gray trim, asphalt shingle and metal roof, long driveway and carport, 6x12 open deck accessible from kitchen, covered front patio, perimeter lot, two unattached storage sheds: 7x10 with washer and 4x5

Items Included:

KITCHEN: Whirlpool refrigerator, Tappan wall oven and surface range, Classic microwave, pots and pans, dishware, silverware, utensils

DINING AREA: Table, four chairs, chandelier

LIVING ROOM: Sofa sleeper, two recliners, two end tables, electric fireplace, TV stand, lighted ceiling fan

ORIGINAL BEDROOM: Full size bed, chest of drawers, two nightstands, TV, lighted ceiling fan

GUEST BEDROOM: Full size bed, chair, dresser, nightstand, floor lamp

SCREEN ROOM: Wicker loveseat, table, four chairs, two patio chairs

STORAGE SHED /LAUNDRY ROOM: Kitchen Aid washer

Important Phone Numbers:

Duke Energy (power): 1-800-700-8744

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

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

Trash and Mowing: Included In The Lot Rent

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

Cypress Insurance: 863-326-1885 Magnuson Insurance: 863-606-5147

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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