

FOR SALE \$23,900: 39409 Tabetha Drive, Zephyrhills, FL 33542



For Sale: \$23,900

Address: 39409 Tabetha Drive, Zephyrhills, FL 33542

55+ Community: Sixth Avenue

Monthly Lot Rent: \$507.76

Size of Home: Singlewide + Screen Room

Year of Home: 1968

1 Bed | 1 Bath | Carport + Shed | Border Lot | Mostly Furnished
| Inside Laundry | Freshly Updated ~ Fast Move In

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)

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



Email: Traci@MobileHomeTraci.com

Email: Kim@MobileHomeKim.com

Home Overview:

This freshly updated 1968 Single Wide Newman could be the one you've been waiting for! Priced to sell at \$23,900, and measuring 12x36 plus the 9x27 screen room, this home will provide an approximate total of 670 square feet of enjoyable living space, with one bedroom and one bathroom. It is in good condition, immediately available, and will be sold mostly furnished, so you will have a head start on moving day. 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. Sixth Avenue MHP is a PET FREE community, where the residents value their peace and quiet. The monthly lot rent of \$507.76 includes trash removal and lawn mowing. This could be the right one for you! Call today and let us help you make it yours! **RECENT UPDATES include the freshly painted interior and exterior, kitchen cabinets and counter tops, mini-split A/C unit, and the flooring in living room, bedroom, and hallway.**

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 eat-in kitchen, 10×11 living room, 10×11 bedroom with standard closet, 9×27 screen room/laundry room

BATHROOM: Combination tub/shower, XL vanity, and two medicine cabinets

INTERIOR: Satori mini-split A/C unit, pantry cabinet in kitchen

FLOORING: Vinyl in kitchen and bathroom; laminate in living room and bedroom

EXTERIOR: Light blue metal siding with dark blue trim, metal roof, carport, 5×8 unattached storage shed, perimeter lot

Items Included:

EAT-IN KITCHEN: Magic Chef refrigerator, Whirlpool range, Hamilton Beach microwave, table, three chairs, lighted ceiling fan

LIVING ROOM: Sofa, loveseat, two end tables

BEDROOM: Lighted ceiling fan

SCREEN ROOM/LAUNDRY ROOM: Table, four chairs, GE washer, Amana dryer

Home Insurance:

Dutch Insurance: 863-557-5465

Reliable Insurance Inc.: 386-888-1399

Barfield Insurance: 863-293-5400

ABC Accurate Insurance Mart: 813-991-8000

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

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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