

FOR SALE \$7,500: 39445 Tabettha Drive, Zephyrhills, FL 33542

PRICE REDUCED



For Sale: \$7,500

Address: 39445 Tabettha Drive, Zephyrhills, FL 33542

55+ Community: Sixth Avenue

Monthly Lot Rent: \$507.76

Size of Home: Singlewide + Addition

Year of Home: 1971

2 Beds | 1 Bath (walk in shower) | Inside Laundry | Long Drive |

Border Lot | Newer Appliances | Immediate 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)

Email: Traci@MobileHomeTraci.com

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

Email: Kim@MobileHomeKim.com



Home Overview:

You will have an easy time making yourself right at home as the new owner of this smartly expanded 1971 Schult. Priced to sell at \$7,500, and measuring 12x56, plus the additions of the Florida room and bonus living room, this home will provide an approximate total of 890 square feet of enjoyable living space, with two bedrooms and one bathroom. It is in good condition, immediately available, and will be sold unfurnished (appliances will be included), so you may quickly begin to make this your own place, your own way! 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. The low monthly lot rent of \$507.76 includes trash removal and lawn mowing. This one could be the right one for you!! Call today and let us help you make it yours! **RECENT UPDATES** include the flooring, walk-in shower, and appliances!

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, 11×14 living room with 7×10 bonus area, 11×12 back bedroom, 8×8 guest bedroom, 11×14 Florida room/laundry room with glass windows

BATHROOM: Walk-in shower and single vanity

INTERIOR: Central A/C, pantry cabinet in kitchen, hall closet, shelving in each bedroom

FLOORING: Easy to clean laminate throughout

EXTERIOR: Beige metal siding with white trim, metal roof, long driveway, perimeter lot

Items Included:

KITCHEN: GE refrigerator, Frigidaire range

LAUNDRY ROOM/FLORIDA ROOM: GE washer and 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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