

**FOR SALE \$19,900: 39624 Calamanda Avenue, Zephyrhills, FL 33542**

**PRICE REDUCED**



**For Sale:** \$19,900

**Address:** 39624 Calamanda Avenue, Zephyrhills, FL 33542

**55+ Community:** Hillside MHP

**Monthly Lot Rent:** \$810.42

**Size of Home:** Singlewide + Screen Room

**Year of Home:** 1970

2 Beds | 1 Bath | Shed With Laundry | Border Lot | Mostly  
Furnished | Filled With Fresh Updates ~ Quick 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)

**Kimberly Orr: 813-210-6577** (call or text)



**Email: Traci@MobileHomeTraci.com**

**Email: Kim@MobileHomeKim.com**

### **Home Overview:**

Here is the charming home you've been searching for, this thoroughly updated 1970 Single Wide Hillcrest with a large screen room addition! Priced right at \$19,900, and measuring 12x52, plus the 8x29 screen room, this home will provide approximately 850 square feet of enjoyable living space, with two bedrooms and one bathroom. It is in excellent condition, immediately available, and will be sold mostly furnished, so you will have a generous head start on moving day. Your new home is located on a perimeter lot conveniently close to the community entrance in Hillside Mobile Home Park of Zephyrhills, a very friendly and welcoming 55+ adult park in the heart of Central Florida. The monthly lot rent of \$810.42 includes lawn mowing, trash removal, pass-on tax, and use of park amenities. You'll love living here, so call today and let us help you make it yours! Some of the **RECENT UPDATES** include the Mini-Split A/C unit, gas range, shower door, living room furniture, fresh paint, and more!

**PARK INFORMATION:** Two pets per home are permitted, with 40# limit each. All resident applicants must have \$2,300 minimum monthly income and 600 minimum credit score. Each home must have at least one resident age 55+, other resident must be minimum age 30+.

### **Community Overview:**

Hillside Mobile Home Park of Zephyrhills is a well maintained, pet friendly (Two pets per home are permitted, 40# limit each) 55+ adult community, conveniently located close to all the best of Central Florida. Each home must have at least one resident age 55+, other resident must be minimum age 30+. Amenities at Hillside include clubhouse, pool and dog park, shuffleboard, and on-site laundry facility. You will stay active with a long list of activities, including bingo, cards, dinners, coffee and doughnuts, ice cream socials, game nights, and holiday celebrations. Within minutes of Hillside, residents have everything they need: shopping, restaurants, medical facilities, houses of worship, museums, festivals, flea markets, antique shops, too much to list! From Zephyrhills, 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! Consider joining the satisfied residents of Hillside, 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, 11×11 living room, 9×11 back bedroom, 7×7 guest bedroom, 8×29 screen room

**BEDROOMS:** Back bedroom has standard closet, built-in drawers, and upper cabinets; guest bedroom has standard closet and built-in drawers

**UPDATED BATHROOM:** Walk-in shower and single vanity

**INTERIOR:** Mini-Split A/C unit, pantry closet and cabinet in kitchen, window treatments throughout

**FLOORING:** Ceramic tile in kitchen; laminate in living room and each bedroom; vinyl in bathroom

**EXTERIOR:** White metal siding with light green trim, rubber roof-over, carport, 6×10 attached storage shed with laundry, perimeter lot location close to community entrance

## Items Included:

**KITCHEN:** Frigidaire refrigerator, newer Whirlpool gas range

**DINING AREA:** Table, four chairs, Cost Way mini-split A/C unit

**LIVING ROOM:** Sofa, loveseat, corner hutch, TV stand, ceiling fan

**STORAGE SHED/LAUNDRY ROOM:** Kenmore washer, Whirlpool dryer, shelving

### \*\*\*Land Lease Mobile Home Closing Costs:

**6 percent Florida Sales Tax, \$50.00 County Tax, \$275 Title and Registration Transfer, \$395 Closing Fee**

#### Home Insurance:

ABC Accurate Insurance Mart: 813-991-8000  
Dutch Insurance: 863-557-5465  
Barfield Insurance: 863-293-5400

#### Important Phone Numbers:

Duke Energy (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**

Great care and consideration has been taken in the accumulation of listing information. All information herein is considered true, accurate, complete, and current. Mobile Home Spot, Inc., assumes no responsibility for errors, inaccuracies, or omissions. No warranties, expressed or implied, are provided for the data, its use, or interpretation. The user of this service assumes full responsibility for obtaining and verifying lot rent, fees, pass-on costs, rules, regulations, pet policies, closing costs, etc., associated with any community, park, or home represented here. Mobile Home Spot, Inc. highly recommends the performance of an inspection of any home represented here, most preferably by a professional home and termite inspector. User's due diligence is required. Utilization of this search service indicates understanding and acceptance of these statements by the user.



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