

FOR SALE \$16,000: 40 East Lane, Lake Alfred, FL 33850



For Sale: \$16,000

Address: 40 East Lane, Lake Alfred, FL 33850

55+ Community: Palm Shores Mobile Village

Monthly Lot Rent: \$551.00

Size of Home: Singlewide + Screen Room

Year of Home: 1967

2 Beds | 1 Bath | Shed With W/D Hookups | Border Lot | Long Carport | Furnished | Updates ~ 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:

Here is the charming home you've been searching for, this nicely updated 1967 Single Wide Miramar with a large screen room addition and a three-section footprint! Priced to sell at \$16,000, and measuring 12x52, plus the 10x25 screen room, this home will provide approximately 870 square feet of enjoyable living space, with two bedrooms and one bathroom. It is in good 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 in a fantastic location: border lot, close to the community entrance, and just around the corner from Lake Haines in Palm Shores Mobile Home Village of Lake Alfred, a very friendly and well-managed 55+ adult community in the heart of Central Florida. The low monthly lot rent of \$551 includes water, sewer, and trash removal, one of the best rates in the area. You'll love living here, so call today and let us help you make it yours!

COMMUNITY NOTES: Palm Shores allows two adults per home, with at least one age 55+. Tenants may have one pet near 60 pounds or two smaller dogs, not to exceed 30 pounds each. All resident applicants must prove minimum monthly income of \$2,000 and pass criminal background check.

Community Overview:

Palm Shores Mobile Home Village of Lake Alfred is a pleasantly delightful, pet friendly (one pet near 60 pounds or two smaller dogs, not to exceed 30 pounds each), 55+ senior community that offers its residents a fun, relaxing, and laid back lifestyle. Located on the west side of Lake Haines, residents enjoy fishing, access to other lakes within the Chain of Lakes, and a breathtaking sunrise over the water! Within Palm Shores, residents enjoy a modern recreation hall, several shuffleboard courts and a long list of activities, including pancake breakfasts, dinners, cards, bingo, sing along, bible study, holiday celebrations, and more. Within minutes of Palm Shores, you will have easy access to many shopping centers, restaurants, golf courses, municipal parks, and museums. A short drive will deliver you to world class beaches on either coast, renowned attractions (Disney World, Sea World, Universal Studios, Busch Gardens, Legoland Florida), international airports, cruise terminals, major league sports teams; incredible! Consider joining the happy community of Palm Shores, where friendly people stay busy celebrating life every day!



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, 11×12 living room, 11×12 back bedroom with two standard closets, 7×8 guest bedroom with standard closet, 10×25 screen room

BATHROOM: Combination tub/shower and single vanity

INTERIOR: Two window A/C units, high-top breakfast bar in kitchen, window treatments throughout

FLOORING: Laminate throughout interior

EXTERIOR: Gray metal siding with teal green trim, metal roof, carport, 4×8 storage shed with laundry hookups, perimeter lot location close to community entrance and lake

Items Included:

KITCHEN: Whirlpool refrigerator, Frigidaire range, two stools

LIVING ROOM: Sofa, chair, TV and stand, window A/C unit

BACK BEDROOM: Queen bed, TV, wall A/C unit

GUEST BEDROOM: Queen bed, TV

Important Phone Numbers:

TECO (power): 863-299-0800

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

Water, Sewer, Trash: Included With 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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