

FOR SALE \$34,900: 40703 Stewart Road Lot 157, Dade City, FL 33525



For Sale: \$34,900

Address: 40703 Stewart Road Lot 157, Dade City, FL 33525

55+ Community: Sandbar RV Resort

Monthly Lot Rent: \$540.00

Size of Home: Park Model with Addition

Year of Home: 1990

2 Beds | 1 Bath | XL Shed With Double Doors | Inside Laundry |  
Filled With Modern Updates ~ A Must See Home

Listing Agent: Lisa Cooper

Phone: 863-777-0272 or 863-272-7200

## CONTACT US TODAY!

Lisa Cooper: 863-777-0272 (call or text)

Email: [Lisa@MobileHomeLisa.com](mailto:Lisa@MobileHomeLisa.com)

## Home Overview:

You'll know you're looking at your new home as soon as you step inside this smartly expanded, thoroughly updated, and exceptionally well maintained 1990 Park Model home. Priced right at \$34,900, and measuring 12x37, plus the additions of the guest bedroom/laundry room and screen room, this home will provide an approximate total of 700 square feet of enjoyable living space, with two bedrooms and one bathroom. It is in excellent condition and will be sold unfurnished (kitchen appliances will be included), so you can soon make this your personal showplace, with your own familiar furnishings. Your new home is located conveniently close to the community entrance, POOL, and amenities in Sandbar RV Resort of Dade City, a very friendly and well managed 55+ adult community that's close to all the best of Central Florida. The monthly lot rent of \$540 includes water, sewer, trash removal, lawn mowing, and use of park amenities. Whether you're a year-round resident or a seasonal snowbird, this one has all it takes to be your happy home for years to come. Call today and let us help you make it yours! **Some of the *RECENT UPDATES* include exterior siding and doors, laminate vinyl flooring, appliances, three mini-split A/C units, and so much more! Ask your agent for more details.**

**COMMUNITY INFORMATION:** Sandbar RV requires at least one person per home: age 55+, additional resident must be 45+. Two pets allowed per home, breed restrictions apply for large dogs. All resident applicants must prove monthly income that is 3x lot rent, pass criminal background check, and have 600+ credit score.

## Community Overview:

Sandbar RV Resort of Dade City offers its residents the best of affordable Central Florida leisure living. Amenities include a pool, an active clubhouse, shuffleboard, horseshoes, laundry center, dog park, 24 hour mail room, and more! The 55+, pet friendly park offers many social activities: dinners, bingo, karaoke, live entertainment, shuffleboard, just to name a few. Sandbar is conveniently located within minutes of many shopping centers, restaurants, flea markets, antique shops, medical centers, churches, golf courses, anything you want! Within a short drive: world class beaches, renowned attractions, international airports, cruise terminals, major league sports teams, awe inspiring state parks, museums; everything is within reach! All this, in the spectacular and comfortable year round climate of Central Florida! Your future friends and neighbors at Sandbar are ready to welcome you to the community!



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](mailto:Info@MobileHomeSpot.com) ♦ Visit Our Website: [www.MobileHomeSpot.com](http://www.MobileHomeSpot.com)

## Home Features:

**INTERIOR LAYOUT:** Efficiently arranged eat-in kitchen, 9×12 living room, 9×9 original bedroom, 8×18 guest bedroom/laundry room, 8×15 raised screen room

**BATHROOM:** Walk-in shower, single vanity, and medicine cabinet

**INTERIOR:** Three newer mini-split A/C units, three lighted ceiling fans, pantry cabinet in kitchen, standard closet and built-in storage in original bedroom, window treatments throughout

**FLOORING:** Newer laminate throughout interior

**EXTERIOR:** Country blue vinyl siding with white trim, metal roof, off-street parking, 10×12 unattached storage shed with double doors and ramp, raised front deck at main home entry door, lot located close to community entrance, pool, and activities

## Items Included:

**KITCHEN:** Midea refrigerator, Whirlpool range, Hamilton Beach microwave

**DINING AREA:** Chandelier

**LIVING ROOM:** Mini-split A/C unit, lighted ceiling fan

**EACH BEDROOM:** Mini-split A/C unit, lighted ceiling fan

**SCREEN ROOM:** Lighted ceiling fan

## Important Phone Numbers:

TECO (power): 863-299-0800

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

Water, Sewer, Trash, Mowing: 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

## \*\*\*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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