

# FOR SALE \$47,900: 41219 Hockey Drive Lot 122, Zephyrhills, FL 33540



For Sale: \$47,900

Address: 41219 Hockey Drive Lot 122, Zephyrhills, FL 33540

Community: Forest Lake Village RV Resort

Monthly Lot Rent: \$429.00

Size of Home: Park Model + Florida Room

Year of Home: 1995

1 Bed (possible two) | 1 Bath | Shed With Laundry | Furnished |  
Newer Roof and AC | Well Maintained | Fast Move In

Listing Agents: Traci Johns and Kimberly Orr

Phone: 404-729-5261 or 813-494-1414

## CONTACT US TODAY!

Traci Johns: 404-729-5261 (call or text)

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



Email: [Traci@MobileHomeTraci.com](mailto:Traci@MobileHomeTraci.com)

Email: [Kim@MobileHomeKim.com](mailto:Kim@MobileHomeKim.com)

### Home Overview:

#### ***Newer ROOF and AC ~ Comfortable Layout ~ Light and Bright Inside!***

You deserve to be the new proud owner of this exceptionally well maintained and picture perfect Fleetwood Oakmont Park Model. Priced right at \$47,900, and measuring 13x35, plus the 10x16 Florida room addition, this home will provide an approximate total of 610 square feet of interior living space, with one bedroom and one bathroom. It is in excellent condition, immediately available, and will be sold fully furnished, so moving day will be quick and easy! Outside, the storage shed (with a full size washer and dryer) will provide ample room for your extra things. Your new home is located in Forest Lake Village RV Resort of Zephyrhills, a very active, fun, and friendly all-ages community in the heart of Central Florida. The low monthly lot rent of \$429 includes lawn care and trash removal. This comfortably cozy home could be your snowbird winter getaway or your affordable year-round residence! Call today and let us help you make it yours!

### Community Overview:

Forest Lake Village RV Resort is an ideally located, pet friendly, all age community in Zephyrhills, in the heart of dynamic Central Florida. Forest Lakes is within minutes of world renowned attractions, white sand beaches, international airports, cruise terminals, major league sports teams, museums, and more. Even closer, you'll find local favorites, like restaurants, golf courses, skydiving, flea markets, antique shops, and countless other shopping options. Among the amenities Forest Lakes offers to its residents are a clubhouse, heated pool and spa, picnic/barbeque area, shuffleboard, horseshoe pits, dog park, and library. The list of activities is impressive, with meals, dances, bingo, exercise group, water aerobics, morning coffee, crafts, cards, holiday celebrations, and more! Living in this resort style community is like being on vacation 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](mailto:Info@MobileHomeSpot.com) ♦ Visit Our Website: [www.MobileHomeSpot.com](http://www.MobileHomeSpot.com)

## Home Features:

**INTERIOR LAYOUT:** Efficiently arranged eat-in kitchen, 9×13 living room, 8×8 bedroom, 10×16 Florida room with glass and vinyl windows

**BEDROOM:** Standard mirrored closet with lower drawers, built in chest of drawers, upper cabinets, and desk

**BATHROOM:** Combination tub/shower, single vanity, two tall linen cabinets, and two pocket doors

**LIGHT, BRIGHT, AND AIRY INTERIOR:** Newer central A/C, two lighted ceiling fans, hall closet, window treatments throughout

**FLOORING:** Vinyl in kitchen, dining area, and bathroom; carpet in bedroom; laminate in living room and Florida room

**EXTERIOR:** Ivory vinyl siding with white trim, newer asphalt shingle roof, modest carport forms covered patio area, 9×10 attached storage shed with laundry, sidewalk from driveway to shed

## Items Included:

**KITCHEN:** Kenmore refrigerator and range, microwave, pots and pans, silverware, dishware

**DINING AREA:** Table, four chairs, chandelier

**LIVING ROOM:** Sofa sleeper, sofa table, TV, lighted ceiling fan

**FLORIDA ROOM:** Futon, end table, recliner, table

**BEDROOM:** Queen bed, lighted ceiling fan

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

### Home Insurance:

Dutch Insurance: 863-557-5465

ABC Accurate Insurance Mart: 813-991-8000

Barfield Insurance: 863-293-5400

### Important Phone Numbers:

WREC (power): 813-972-9233

Forest Lake Village (water): 813-782-1058

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

### 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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