

**FOR SALE \$49,900: 41219 Hockey Drive Lot 127, Zephyrhills, FL 33540**



**For Sale:** \$49,900

**Address:** 41219 Hockey Drive Lot 127, Zephyrhills, FL 33540

**Community:** Forest Lake Village RV Resort

**Monthly Lot Rent:** \$450.00

**Size of Home:** Park Model + Florida Room

**Year of Home:** 1999

1 Bed | 1.5 Baths | Shed With Laundry | Includes Appliances |  
Corner Lot | Quick Move In | **NEW AC MAY 2023**

**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)



**Email: Traci@MobileHomeTraci.com**

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

**Email: Kim@MobileHomeKim.com**

### **Home Overview:**

#### **NEW AC In May 2023 ~ XL Corner Lot ~ Immediate Move In!!**

You deserve to have the very best, and that's exactly what you'll have as the new owner of this picture perfect and exceptionally well maintained 1999 Park Model with a long list of bonus features. Priced right at \$49,900, and measuring 12x33, plus the 9x17 Florida room, the home offers an approximate total of 540 square feet of interior living space, with one bedroom and one and one half bathrooms. It is in excellent condition, immediately available, and will be sold unfurnished (appliances and dining set will be included), so you may quickly begin to make this your personal showplace, with your own familiar furnishings. Your new home is located on a large corner lot (with expanded parking space) in Forest Lake Village RV Resort of Zephyrhills, an all age resort-like community close to all the best of Central Florida. The low lot rent of \$450 includes lawn care and trash removal. You're going to love living here, so call today and let us help you make it yours! **BEST OF EVERYTHING: New (May 2023) central A/C unit, newer shingle roof, inside laundry, one and one half bathrooms, expanded parking space**

### **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

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## Home Features:

**INTERIOR LAYOUT:** Open and bright eat-in kitchen, 9×11 living room, cozy 8×9 bedroom, 9×17 Florida room with access to storage room and half bath

**BEDROOM:** Standard size mirrored closet with built-in lower drawers, built in chest of drawers

**BATHROOMS:** Full bath has combination tub/shower, single vanity, and medicine cabinet; half bath has pedestal sink

**INTERIOR:** New (May 2023) Central A/C, two lighted ceiling fans, storage cabinet and closet in hall, built in TV stand, upper and lower cabinets in living room, pocket door between bathroom and bedroom, glass windows in Florida room, new window treatments throughout

**FLOORING:** Laminate in kitchen, living room, bedroom, and Florida room; vinyl in bathroom

**EXTERIOR:** White vinyl siding, newer asphalt shingle roof, half carport creates covered patio area, double wide driveway, large corner lot location

## Items Included:

**KITCHEN:** Frigidaire refrigerator, Whirlpool range, and built in LG microwave

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

**HALF BATH:** Whirlpool washer, shelving

**LAUNDRY ROOM/STORAGE ROOM:** Whirlpool dryer, shelving

**OTHER:** Lighted ceiling fan in living room and bedroom

### Home Insurance:

Dutch Insurance: 863-557-5465

Reliable Insurance Inc.: 386-888-1399

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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