

FOR SALE \$59,900: 41219 Hockey Drive Lot 40, Zephyrhills, FL 33540



For Sale: \$59,900

Address: 41219 Hockey Drive Lot 40, Zephyrhills, FL 33540

Community: Forest Lake Estates RV Resort

Monthly Lot Rent: \$450.00

Size of Home: Park Model + XL Addition

Year of Home: 1995

2 Beds (split plan) | 2 Baths | Shed With Laundry | Newer Roof and AC | XL Corner Lot | Furnished | Immediate 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)



Email: Traci@MobileHomeTraci.com

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

Email: Kim@MobileHomeKim.com

Home Overview:

You'll soon be living the good life as the new proud owner of this thoughtfully expanded and uniquely appointed 1995 Fleetwood Park Model. Priced right at \$59,900 and originally measuring 13x35, it now offers approximately 830 square feet of interior living space, including the additions of the Florida room, guest bedroom, and bathroom. With two bedrooms, two bathrooms, and the comfortable floor plan, your friends will think you're living in a conventional double wide! It is in excellent condition, immediately available, and will be sold fully furnished, so everything needed for leisure living is already in place! Your new home is located on a large corner lot close to the community entrance, clubhouse, pool, and amenities in Forest Lake Village RV Resort of Zephyrhills, an all age, resort-like community close to all the best of Central Florida. The monthly lot rent of \$450 includes lawn care and trash removal. This beautiful home could be the one you've been waiting for! 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 Lake Village 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 Lake Village offers to its residents are a clubhouse, heated pool and spa, picnic/barbecue 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: Expanded floor plan with efficiently arranged eat-in kitchen, 9×13 living room, 8×8 original bedroom, 8×10 guest bedroom, 10×18 Florida room with glass windows

BATHROOMS: Hall bath has combination tub/shower, single vanity, and tall linen cabinet; guest bath has walk-in shower and single vanity

BEDROOMS: Original bedroom has standard size mirrored closet with lower drawers, built-in chest of drawers, built-in desk, and upper cabinets; guest bedroom has standard closet

INTERIOR: Newer central A/C, four lighted ceiling fans, pantry cabinet in kitchen, built-in TV stand in living room, hall closet, window treatments throughout

FLOORING: Ceramic tile in kitchen, Florida room, guest bedroom, and each bathroom; laminate in living room and original bedroom

EXTERIOR: Ivory vinyl siding with white trim, asphalt shingle roof, carport, long driveway, 5×10 attached storage shed with laundry, XL corner lot close to the community entrance, clubhouse, pool, dog park, and amenities

Items Included:

KITCHEN: Electrolux refrigerator, GE range and microwave, Frigidaire dishwasher, pots and pans, dishware, silverware, utensils

DINING ROOM: Table, four chairs

LIVING ROOM: Sofa sleeper, recliner, TV, lighted ceiling fan

ORIGINAL BEDROOM: Queen bed, two wall lamps, lighted ceiling fan

GUEST BEDROOM: Queen bed, two night stands, lighted ceiling fan

FLORIDA ROOM: Sofa sleeper, table, two chairs, two end tables, lighted ceiling fan

STORAGE SHED/LAUNDRY ROOM: 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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