

FOR SALE \$49,900: 4421 Lane Road Lot 187B, Zephyrhills, FL 33541

PRICE REDUCED



For Sale: \$49,900

Address: 4421 Lane Road Lot 187B, Zephyrhills, FL 33541

55+ Community: Hillcrest RV Resort

Monthly Lot Rent: \$425.00 (Annual Payment)

Size of Home: Park Model With Front Porch

Year of Home: 2016

1 Bed | 1 Bath | Shed | Inside Laundry | Furnished | Convenient Location | Just Footsteps to Pool, Clubhouse, and Activities

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)

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



Email: Traci@MobileHomeTraci.com

Email: Kim@MobileHomeKim.com

Home Overview:

SPECTACULAR MODERN PARK MODEL! LOOK AND SEE FOR YOURSELF!

You'll soon be living the good life as the new owner of this especially well maintained and modern 2016 Champion Park Model. Priced right at \$49,900 measuring 13x39, including the covered front porch, this home will provide an approximate total of 510 square feet of 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, you'll have a carport for covered parking and a nice sized storage shed for all your extra things. Outside on the front porch, you'll have a great view of the community pool and other community amenities. Your new home is located **ACROSS THE STREET** from the community pool, clubhouse, mail center, and amenities in Hillcrest RV Resort of Zephyrhills, a fun and active 55+ adult community close to the best of Central Florida. The home's location is located in the quiet dog-free section of Hillcrest, however, cats and birds are welcome! The low average monthly lot rent includes water, sewer, trash removal, and use of park amenities. This one has all it takes to be your happy place! Call today and let us help you make it yours!

SPECIAL NOTE: The monthly lot rent is \$425, due in one annual payment of \$5,100 at closing. A \$200 security deposit is required at move-in. The background check fee is \$20 per person. Please ask agent for details.

Community Overview:

Hillcrest RV Resort of Zephyrhills is a well-managed, fun, and active 55+ adult community where you will immediately feel welcome. The incredible list of amenities include two recreation centers, pool and spa, shuffleboard, pickle ball courts, horseshoes, pet walking area, pool/billiards, laundry center, and more! The partially pet friendly (40# limit) park offers many social activities: breakfasts, dinners, dancing, water aerobics, billiards, fishing outings, bingo, cards, games, crafts, karaoke, musical events, scrabble, bible study, non-denominational church, choir-you will always have a full schedule! Hillcrest is conveniently located within minutes of many golf courses, restaurants, flea markets, antique shops, churches, and medical centers. Within a short drive: world class beaches, renowned attractions, international airports, cruise terminals, major league sports teams, beautiful state parks, museums; everything Central Florida offers! Consider joining the happy and friendly residents of Hillcrest and live the lifestyle you deserve!



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: Efficiently arranged eat-in kitchen, 10×12 living room, 10×10 bedroom, washer/dryer closet in hall

BEDROOM: Standard closet, built-in upper cabinets and two nightstands

BATHROOM: Walk-in shower and single vanity

INTERIOR: Central A/C, two lighted ceiling fans, built-in TV stand in living room, crown molding and window treatments throughout

FLOORING: Vinyl in kitchen, living room, and bathroom; carpet in bedroom

EXTERIOR: Gray vinyl siding with white trim, asphalt shingle roof, 5×13 covered front porch, long driveway and carport, 7×12 attached storage shed, lot location across the street from the community pool and amenities and very near the community entrance

Items Included:

KITCHEN: Whirlpool refrigerator, range, microwave, and full-size dishwasher, pots and pans, dishware, silverware, and utensils

DINING AREA: Table, two chairs **LIVING ROOM:** Loveseat, TV, lighted ceiling fan

BEDROOM: Queen bed, two table lamps, lighted ceiling fan

LAUNDRY CLOSET: Stacked GE washer and dryer **STORAGE SHED:** Table, two stools, shelving

Important Phone Numbers:

DUKE (power): 1-800-700-8744

Internet: From Park, You Pay For A Box

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

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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