

FOR SALE \$41,900: 4455 Sailboat Avenue, Lakeland, FL 33805



For Sale: \$41,900

Address: 4455 Sailboat Avenue, Lakeland, FL 33805

55+ Community: Lakeland Harbor

Monthly Lot Rent: \$776.00

Size of Home: Doublewide + Screen Room

Year of Home: 1985

2 Beds | 2 Baths | XL Shed With Double Doors | Inside Laundry

| Includes Appliances | Convenient To Amenities

Listing Agent: Shawna Kemp

Phone: 863-450-7519 or 863-272-7200

CONTACT US TODAY!

Shawna Kemp: 863-450-7519

Local Agent

(call or text)

Email: Shawna@MobileHomeShawna.com

Website: www.MobileHomeShawna.com

Home Overview:

You could soon be living your best years as the new owner of this comfortably spacious 1985 Fleetwood Barrington. Priced right at \$41,900, and measuring 25x44, plus the 10x12 screen room, this home will provide an approximate total of 1220 square feet of enjoyable living space, with two bedrooms and two bathrooms. It is in good condition, immediately available, and will be sold unfurnished (appliances will be included), so you can quickly make this your personal showplace, with your own familiar furnishings. Inside, you will find a wide assortment of storage options, and outside, a nice sized storage shed. Your next home is located close to the community entrance, clubhouse, pool, and mailboxes in Lakeland Harbor, a very active, friendly, and conveniently located 55+ adult community (80/20 rule may apply for adults age 45+) in the heart of Central Florida. The monthly lot rent of \$776 includes lawn mowing, taxes, and use of park amenities. This one has what it takes to be your happy place; call today and let us help you make it yours!

Community Overview:

Lakeland Harbor of Lakeland is an ideally located, well maintained, and super friendly 55+ community (80/20 rule may apply for adults 45+). The monthly lot rent at PET FRIENDLY Lakeland Harbor includes lawn care and pass-on tax. Amenities include clubhouse, library, game room, billiards, shuffleboard, pool, and hot tub/spa. The clubhouse is the center of activity: many social events, dances, dinners, holiday celebrations, games, and more. Minutes away from Lakeland Harbor: shopping centers, restaurants, places of worship, medical facilities, museums, festivals, flea markets, antique shops, whatever you wish! A short drive from Lakeland will bring you to the metro areas of Tampa-St. Pete and Orlando, including international airports, cruise terminals, major league sports teams, museums, world renowned beaches and attractions (Disney World is a short 35 mile drive away on Interstate 4!)- Central Florida has it all! Consider joining the satisfied residents of Lakeland Harbor, where friends are neighbors!



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: Open and bright kitchen, 8x8 dining room, 14x19 living room, 10x12 raised screen room, 13x15 master bedroom, 11x12 guest bedroom, centrally located laundry area

BATHROOMS: Master has walk-in shower, single vanity, and medicine cabinet; guest bath has combination tub/shower, single vanity, and medicine cabinet

INTERIOR: Central A/C, three ceiling fans, breakfast bar and pantry cabinet in kitchen, built-in hutch in dining room, walk-in closet in each bedroom, upper and lower cabinets in laundry area, window treatments throughout

FLOORING: Vinyl in kitchen and each bathroom; laminate in dining room, living room, and each bedroom; carpet in screen room

EXTERIOR: Gray metal siding with red trim, metal roof, long carport, 11x22 attached storage shed with double doors, lot location conveniently close to community entrance, pool, and amenities

Items Included:

KITCHEN: Admiral refrigerator, GE range, Whirlpool dishwasher

LAUNDRY AREA: GE washer, Roper dryer

DINING ROOM: Chandelier

STORAGE SHED: Work bench, shelving

OTHER: Standard ceiling fan in living room; lighted ceiling fan in each bedroom

Important Phone Numbers:

Lakeland Electric (power): 863-834-9535

Water, Sewer, Trash: **Usage is billed on your electric statement**

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

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, \$375 Title and Registration Transfer, \$395 Closing Fee

DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE

Great care and consideration has been taken in the accumulation of listing information. All information herein is considered true, accurate, complete, and current. Mobile Home Spot, Inc., assumes no responsibility for errors, inaccuracies, or omissions. No warranties, expressed or implied, are provided for the data, its use, or interpretation. The user of this service assumes full responsibility for obtaining and verifying lot rent, fees, pass-on costs, rules, regulations, pet policies, closing costs, etc., associated with any community, park, or home represented here. Mobile Home Spot, Inc. highly recommends the performance of an inspection of any home represented here, most preferably by a professional home and termite inspector. User's due diligence is required. Utilization of this search service indicates understanding and acceptance of these statements by the user.



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