FOR SALE $4,000: 550 Woodpecker Pike, Winter Haven, FL 33880



For Sale: $4,000
Address: 550 Woodpecker Pike, Winter Haven, FL 33880
55+ Community: Lake Deer Mobile Hamlet
Monthly Lot Rent: $862.00

Size of Home: Singlewide + Covered Front Patio
Year of Home: 1962
2 Beds | 1 Bath With Walk In Shower | Shed With Laundry |
Totally Updated ~ Just Like New | A Must See ~ Quick Move In

Listing Agent: Shawna Kemp
Phone: 863-450-7519 or 863-272-7200

CONTACT US TODAY!

Shawna Kemp: 863-450-7519 *(call or text)* | *Email:* **Shawna@MobileHomeShawna.com**

Home Overview:

MUST SEE TO APPRECIATE! TOTALLY UPDATED-FRONT TO BACK AND LEFT TO RIGHT!!
You will quickly make yourself right at home in your personal slice of paradise, this thoroughly updated 1962 Single Wide. Priced to sell at only $4,000, and measuring 10×46, this home will provide an approximate total of 460 square feet of interior living space, with two bedrooms and one bathroom. It is in excellent condition, immediately available, and will be sold unfurnished (kitchen appliances will be included), so you may quickly begin to make this your personal showplace, with your own familiar furnishings. Outside, you will have a huge, covered patio for a breath of fresh air, as well as a storage shed with laundry hookups. Your new home is located conveniently close to the clubhouse, pool, and amenities in Lake Deer Mobile Hamlet of Winter Haven, a very friendly and well managed 55+ adult community in the heart of Central Florida. The low monthly lot rent of $862 includes water, sewer, trash removal, and use of park amenities. You are going to love your new home; call today and let us help make it yours! Treat yourself to this ***TOTALLY UPDATED HOME!***! You'll be the first to use the appliances, fixtures, and to enjoy the freshly painted interior and recently installed flooring. And don't forget the two mini-split A/C units, modern lighted ceiling fans, updated kitchen, bathroom, and shed with laundry!
COMMUNITY INFORMATION: All resident applicants must be age 55+ (80/20 rule may apply for adults age 45+) and have minimum monthly income of THREE TIMES the monthly lot rent and 600 minimum credit score. Proof of income and landlord references are required. One pet (25# limit) per home is permitted at Lake Deer.

Community Overview:

Lake Deer Mobile Hamlet is an ideally located, affordable, and pet friendly (One pet, 25# limit) 55+ community (80/20 rule may apply for adults 45+) in the heart of Central Florida. The low lot rent at Lake Deer includes water, sewer, and trash removal. Amenities at Lake Deer include clubhouse, pool, and shuffleboard. The clubhouse is the center of activity: many social events, dinners, holiday celebrations, games, and more. Minutes away from Lake Deer: shopping centers, restaurants, places of worship, medical facilities, museums, festivals, flea markets, antique shops, Legoland Florida, all that and more! A short drive from Winter Haven will bring you to the metro areas of Tampa-St. Pete and Orlando, including international airports, cruise terminals, major league sports teams, world renowned beaches and attractions- Central Florida has it all! Consider joining the satisfied residents of Lake Deer, 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: 9×22 combination kitchen/dining area/living room, 8×9 primary bedroom with two standard closets, 8×9 guest bedroom

UPDATED BATHROOM: Walk-in shower and single vanity

INTERIOR: Two mini-split A/C units, three lighted ceiling fans, hall closet, window treatments throughout

FLOORING: Newer vinyl flooring throughout

EXTERIOR: White metal siding with black trim, metal roof, 4×7 unattached storage shed with laundry hookups, off street parking on concrete driveway, XL covered front patio, lot location close to clubhouse, pool, and amenities

Items Included:

KITCHEN: Insignia refrigerator, Whirlpool range

LIVING ROOM: Mini-split A/C unit, lighted ceiling fan

PRIMARY BEDROOM: Mini-split A/C unit, lighted ceiling fan

GUEST BEDROOM: Lighted ceiling fan

Important Phone Numbers:

TECO (power): 1-888-223-0800
Spectrum (cable & internet) 1-855-222-0102
Water, Sewer, Trash: Included with Lot Rent

Home Insurance:

Barfield Insurance: 863-293-5400
Black's Insurance: 813-752-5225
Kin Insurance: 855-717-0022
Reliable Insurance Inc: 386-888-1399
Hometown Insurance: 386-736-1000
George Franklin Insurance: 863-682-4434

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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