

# FOR SALE \$35,000: 56 Morningside Road, Winter Haven, FL 33881



For Sale: \$35,000

Address: 56 Morningside Road, Winter Haven, FL 33881

55+ Community: Colony Club Mobile Estates

Monthly Lot Rent: \$570.00

Size of Home: Doublewide + Two Bonus Rooms

Year of Home: 1979

2 Beds | 2 Baths | FL Room + Screen Room | Shed + Laundry Room | Newer AC | Furnished With Immediate 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](mailto:Shawna@MobileHomeShawna.com)

### Home Overview:

You could soon be living the easy life in this pretty-as-a-picture and thoroughly updated 1979 Double Wide Beauty! Priced right at \$35,000, and measuring 23x36, plus the 10x15 raised Florida room AND the XL 12x21 screen room, this comfortably roomy home offers approximately 1230 total square feet of enjoyable living space, with two bedrooms and two bathrooms. It is immediately available, in excellent condition, and will be sold furnished, so you will have an easy time on moving day. Outside, you will enjoy relaxing on your covered patio beside the Florida room, and the two storage sheds will provide plenty of room for your extra things. Your new home is ready for you to enjoy in Colony Club Mobile Home Estates of Winter Haven, a very friendly and super affordable 55+ community in Winter Haven, close to all the best of Central Florida. The monthly lot rent of \$570 includes 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! **RECENT UPDATES include the kitchen, counter tops, cabinets, and back splash, as well as the Central A/C unit.** **NOTE:** Colony Club requires that all residents have a minimum monthly income of \$2,000 and a minimum credit score of 700. Home owners are responsible to pay for electric, water, sewer, trash removal, and lawn mowing. Up to two pets (25 pound limit) per household are permitted.

### Community Overview:

Colony Club Mobile Home Estates is a pet friendly, very well maintained 55+ adult community, conveniently located close to all the best of Central Florida. Amenities include clubhouse, shuffleboard, billiards, and library. You will stay active with a long list of activities, including bingo, cards, coffee and doughnuts, dinners, pot lucks, cookouts, game nights, musical events, and holiday celebrations. Within minutes of Colony Club, residents have everything they need: shopping centers, restaurants, medical facilities, houses of worship, museums, festivals, flea markets, antique shops, Lego Land, too much to list! From Winter Haven, you'll have easy access to the Tampa and Orlando metro areas, and everything they have to offer, like international airports, cruise terminals, major league sports teams, world renowned beaches and attractions, unbelievable! Consider joining the satisfied residents of Colony Club, where every neighbor is a friend!



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](mailto:Info@MobileHomeSpot.com) ♦ Visit Our Website: [www.MobileHomeSpot.com](http://www.MobileHomeSpot.com)

## Home Features:

**INTERIOR LAYOUT:** Open, bright, and updated kitchen, 7x8 dining room, 12x15 living room, 11x14 master bedroom with walk-in closet, 9x10 guest bedroom with standard closet, 10x15 raised Florida room, 12x21 screen room with access to shed/laundry room

**INTERIOR:** Newer Central A/C, five ceiling fans, pantry closet in kitchen, built in lower cabinets and counter top in dining room, upper cabinet and built in lower drawers in guest bedroom, pet door into screen room, most windows upgraded, window treatments throughout

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

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

**EXTERIOR:** White metal siding with yellow trim, metal roof, partial carport, covered patio beside Florida room, 7x9 attached storage shed with laundry, 7x9 unattached storage shed

## Items Included:

**KITCHEN:** Whirlpool refrigerator, LG range, Hot Point dishwasher, Whirlpool microwave, lighted ceiling fan

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

**LIVING ROOM:** Sofa, chair, ottoman, coffee table, table lamp, TV and stand, lighted ceiling fan

**PRIMARY BEDROOM:** Queen bed, dresser, two table lamps, TV, lighted ceiling fan

**GUEST BEDROOM:** Full size bed, chest of drawers, lighted ceiling fan

**FRONT FLORIDA ROOM:** Loveseat, two patio chairs, coffee table, ceiling fan

**ATTACHED STORAGE SHED:** Whirlpool washer and dryer, shelving    **UNATTACHED STORAGE SHED:** Shelving

## Important Phone Numbers:

TECO (power): 1-888-223-0800

City of Winter Haven (water, sewer, trash): 863-291-5678

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

## \*\*\*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**

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