

FOR SALE \$34,900: 5751 Windtree Drive, Zephyrhills, FL 33541



Address: 5751 Windtree Drive, Zephyrhills, FL 33541

55+ Community: Arbor Oaks

Monthly Lot Rent: \$724.00

Size of Home: Singlewide With FL Room

Year of Home: 1989

2 Beds | 2 Baths | Split Plan | Shed With Laundry | Updated Roof, Windows, and Shower | Furnished ~ Quick Move In

Listing Agent: Lisa Cooper

Phone: 863-777-0272 or 863-272-7200

Email: lisa@mobilehomelisa.com

CONTACT US TODAY!

Lisa Cooper: 863-777-0272 (call or text)

Email: Lisa@MobileHomeLisa.com

Home Overview:

Take a close look at this very appealing 1983 Fleetwood Sand Point that has all it takes to be your happy slice of Florida paradise! Priced right at \$34,900, and measuring 14x64, plus the XL 12x20 Florida room, this home will provide approximately 1130 total square feet of interior living space, with two bedrooms (split floor plan) and two bathrooms. It is in good condition, immediately available, and will be sold fully furnished, so moving day will be quick and easy! Outside, you'll have a nice sized shed, accessible from the Florida room, complete with a washer and dryer. Your next home is located on a border lot in Arbor Oaks, a very active, enjoyable and well managed 55+ adult community in Zephyrhills. The monthly lot rent of \$724 includes taxes and use of park amenities. At Arbor Oaks, two pets are allowed per home, 30# limit each. You'll love living here, so let us help you make it yours! Some of the **RECENT UPDATES** include the asphalt shingle roof, updated windows, and master bath shower.

Community Overview:

Arbor Oaks is a fun and active, pet friendly (2 pets allowed per home, under 30 pounds each) 55+ adult community in Zephyrhills, that is close enough to everything you need, but with a relaxing, small town feel. Amenities at Arbor Oaks include an elegant clubhouse, heated pool & spa, shuffleboard courts, horseshoe pits, billiard and game room, private fishing lake and countless community activities. Within minutes, residents have access to everything they need: shopping centers, many restaurants, medical facilities, houses of worship, museums, festivals, flea markets, antique shops, golf courses, too much to list! From Zephyrhills, you will 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, and more. Residents of Arbor Oaks enjoy the best of Central Florida, including world class beaches and attractions, spectacular year round climate, and a diverse population celebrating life! All Arbor Oaks residents are required to pay an annual pass-on tax; please call for details.



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: Conveniently arranged eat-in kitchen, 13×13 living room, 12×13 master (back) bedroom with walk-in closet, 10×11 guest (front) bedroom with standard closet, 12×20 Florida room with vinyl windows

INTERIOR: Central A/C, five lighted ceiling fans, high-top breakfast bar in kitchen, hall closet, window treatments throughout

BATHROOMS: Master has newer walk-in shower, single vanity, medicine cabinet, and linen closet; guest bath has combination walk-in shower, single vanity, and medicine cabinet

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

EXTERIOR: Ivory metal siding with brown trim, newer asphalt shingle roof, carport, 6×11 attached storage shed, covered back patio, border lot location

Items Included:

KITCHEN: Frigidaire refrigerator and range, Hamilton Beach microwave, pots and pans, dishware, silverware, utensils

DINING AREA: Table, four chairs, lighted ceiling fan

LIVING ROOM: Sofa sleeper, recliner, rocker and ottoman, coffee table, two end tables, table lamp, floor lamp, TV and stand, electric fireplace, lighted ceiling fan

FLORIDA ROOM: Sofa, three recliners, rocker, two tables, desk and chair, TV and stand, lamp table, patio chairs, lighted ceiling fan

MASTER BEDROOM: Queen bed, dresser with mirror, chest of drawers, two nightstands, two table lamps, bookcase, lighted ceiling fan

GUEST BEDROOM: Queen bed, chest of drawers, two nightstands, table lamp, lighted ceiling fan

HALLWAY: China hutch **STORAGE SHED:** Kenmore washer and dryer, work bench, shelving

Important Phone Numbers:

WREC (power): 813-972-9233 ♦ Waste Connections (trash): 352-583-4204
Water: Billed By Park Office ♦ All Things Lawn Care: 813-469-3263
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, \$275 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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