

FOR SALE \$52,000: 6005 Twilight Drive, Zephyrhills, FL 33540



For Sale: \$52,000

Address: 6005 Twilight Drive, Zephyrhills, FL 33540

Community: Forest Lake Estates (Site 230)

Monthly Lot Rent: \$730.08

Size of Home: Doublewide Plus FL Room

Year of Home: 1992

2 Beds | 2 Baths | Shed With Laundry and Door To Private Back Yard | Front Patio | Partly Furnished + Golf Cart | Quick Move In

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)

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



Email: Traci@MobileHomeTraci.com

Email: Kim@MobileHomeKim.com

Home Overview:

Welcome to your slice of Florida paradise, this picture perfect and updated 1992 Fleetwood Glenbrook. Priced right at \$52,000, and measuring 25x36, plus the 10x12 Florida room, this home will provide an approximate total of 920 square feet of interior living space, with two bedrooms and two bathrooms. It is in good condition, immediately available, and will be sold partly furnished (including golf cart), so you will have a head start on moving day! Outside, you will enjoy fresh air and a warm breeze on your covered patio, conveniently located beside the Florida room. This special home is located on a perimeter lot with no back neighbor in Forest Lake Estates of Zephyrhills, a resort-like community in the heart of Central Florida. The monthly lot rent of \$730.08 includes trash removal, lawn maintenance, and use of all of the many park amenities. You're going to love living here, so call today and make it yours!

Community Overview:

Forest Lake Estates is an exceptionally well managed, pet friendly (two pets per household, limited to 20 pounds each), 55+ adult community in Zephyrhills, in the heart of dynamic Central Florida. Forest Lakes is within minutes of major attractions, world class beaches, international airports, cruise terminals, major league sports teams, world renowned attractions, and more. Even closer, you'll find local favorites, like restaurants, golf courses, shopping centers, flea markets, and antique shops. Among the activities at Forest Lakes: dinners, dancing, weekly bingo, craft fairs, quilting, ice cream socials, corn hole, wood carving, musical events, six organized men's and women's golf leagues, just to name a few. Amenities Forest Lakes offers its residents: wide, lighted streets, 10,000 square foot clubhouse, billiards room, library, heated pool and spa, 16 acre stocked lake with two fishing piers, 18 hole miniature golf, 12 shuffleboard courts, two lighted tennis courts, basketball, and horseshoe pits. Living in this resort style community is like being on vacation every day!



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

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Home Features:

INTERIOR LAYOUT: Open and bright kitchen, 8×10 dining room, 13×15 living room, 11×12 master bedroom, 10×13 guest bedroom, 10×12 Florida room with vinyl windows

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

INTERIOR: Newer central A/C, four newer lighted ceiling fans, pantry closet and breakfast bar in kitchen, walk-in closet in each bedroom, hall closet, window treatments throughout

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

EXTERIOR: Blue vinyl siding with white trim, asphalt shingle roof, carport, 8×11 attached storage shed with laundry and access to back yard, covered patio area beside Florida room, perimeter lot with no back neighbor

Items Included:

KITCHEN: Frigidaire refrigerator, GE range, Whirlpool dishwasher, Sharp microwave

DINING ROOM: Table, chandelier

LIVING ROOM: Sofa sleeper, two recliners, lighted ceiling fan

EACH BEDROOM: Lighted ceiling fan

FLORIDA ROOM: Storage cubes, portable A/C unit, lighted ceiling fan

STORAGE SHED/LAUNDRY ROOM: Whirlpool washer and dryer, work bench, shelving, Club Car golf cart

Home Insurance:

ABC Accurate Insurance Mart: 813-991-8000
Black's Insurance: 813-752-5225
Dutch Insurance: 863-557-5465

Important Phone Numbers:

WREC (power): 813-972-9233
Sunshine Water Services: 1-866-842-8432
Spectrum (cable & internet) 1-855-222-0102

***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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