

FOR SALE \$53,900: 6020 Presidential Circle, Zephyrhills, FL 33540



For Sale: \$53,900

Address: 6020 Presidential Circle, Zephyrhills, FL 33540

Community: Forest Lake Estates (Site 270)

Monthly Lot Rent: \$685.08

Size of Home: Doublewide Plus Screen Room

Year of Home: 1991

2 Beds | 2 Baths | Shed Laundry | Newer Roof | Fully Furnished
| Front Door Entrance | Expanded Drive | 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)

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



Email: Traci@MobileHomeTraci.com

Email: Kim@MobileHomeKim.com

Home Overview:

As soon as you see for yourself, you'll know that this carefully updated 1991 Double Wide has all it takes to be your personal piece of Florida paradise! Priced right at \$53,900, and measuring 26x30/50, plus the 11x13 screen room, the home will provide an approximate total of 1180 square feet of enjoyable living space, with two bedrooms and two bathrooms. It is in great condition, immediately available and will be sold fully furnished, so moving day will be quick and easy! Your new home is located in Forest Lake Estates of Zephyrhills, a resort-like 55+ community in the heart of Central Florida. The monthly lot rent of \$685.08 includes trash removal, lawn mowing, and use of the park amenities. This beautiful home has everything but you, so call today and let us help you make it yours!

Community Overview:

Forest Lake Estates is a tremendously 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

Email: Info@MobileHomeSpot.com ♦ Visit Our Website: www.MobileHomeSpot.com

Home Features:

INTERIOR LAYOUT: Conveniently arranged pass-through kitchen, 12×26 combination dining area/living room, 13×13 master bedroom with two walk-in closets, 9×12 guest bedroom with walk-in closet, 6×7 laundry room at entrance, 11×13 screen room

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

INTERIOR: Central A/C, three lighted ceiling fans, upper cabinets in laundry room, hall closet, pet door between living room and screen room, window treatments

FLOORING: Laminate in kitchen, dining area, living room, laundry room, master bedroom and each bathroom; carpet in guest bedroom

EXTERIOR: White vinyl siding, newer asphalt shingle roof, modest carport forms covered patio, extra wide driveway

Items Included:

KITCHEN: Frigidaire refrigerator, Whirlpool range and dishwasher, Kenmore microwave, pots and pans, dishware, silverware

DINING AREA: Table, four chairs, chandelier

LIVING ROOM: Two sofas, two chairs, two end tables, two table lamps, floor lamp, TV and stand, two lighted ceiling fans

MASTER BEDROOM: Queen bed, two dressers, chest of drawers, lighted ceiling fan

GUEST BEDROOM: Queen bed, dresser, chest of drawers, night stand

SCREEN ROOM: Two tables, patio chairs

LAUNDRY ROOM: Whirlpool washer and dryer

Home Insurance:

Dutch Insurance: 863-557-5465

ABC Accurate Insurance Mart: 813-991-8000

Barfield Insurance: 863-293-5400

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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