

FOR SALE \$48,500: 6034 Presidential Circle, Zephyrhills, FL 33540



For Sale: \$48,500

Address: 6034 Presidential Circle, Zephyrhills, FL 33540

Community: Forest Lake Estates (Site 294)

Monthly Lot Rent: \$685.08

Size of Home: Doublewide + Florida Room

Year of Home: 1991

2 Beds | 2 Baths | XL Storage Shed | Mostly Furnished |
Expanded Drive | Open Floor Plan | Immediate 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:

You will have an easy time making yourself right at home as the new owner of this very appealing 1991 Fleetwood Barrington. Priced right at \$48,500, and measuring 25x32, plus the 10x14 Florida room, this home will provide an approximate total of 940 square feet of interior living space, with two bedrooms and two bathrooms. It is in good condition, immediately available, and will be sold mostly furnished, so you will have a generous head start on moving day. Outside, you'll have a covered patio, XL storage shed, and an expanded driveway for extra parking space! Your new home is located in Forest Lake Estates of Zephyrhills, a resort-like community in the heart of Central Florida. The monthly lot rent of \$685.08 includes trash removal, lawn mowing, and use of park amenities. This beautiful home has all it takes to be a happy home for many years! 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: Open and bright kitchen, 6x8 dining room, 14x14 living room, 10x14 Florida room with vinyl windows, 12x13 master bedroom with walk-in closet, 9x9 guest bedroom with standard closet

KITCHEN: Recently installed lower cabinets, counter top, faucet, and sink

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

INTERIOR: Central A/C, three lighted ceiling fans, pet door between living room and Florida room, window treatments throughout

FLOORING: Ceramic tile in kitchen, dining room, and each bathroom; laminate in living room and each bedroom; vinyl in Florida room

EXTERIOR: Gray vinyl siding with white trim, asphalt shingle roof, carport, 11x13 attached storage shed, expanded driveway now fits car and golf cart side-by-side, covered patio beside Florida room, pretty palm trees in front yard

Items Included:

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

DINING ROOM: Table, four chairs, portable island, sofa table, tall cabinet

LIVING ROOM: Sofa, two chairs, two end tables, table lamp, TV and stand/electric fireplace, lighted ceiling fan

FLORIDA ROOM: Wicker loveseat, two chairs, and coffee table

MASTER BEDROOM: Two chests of drawers, lighted ceiling fan

GUEST BEDROOM: Dresser, desk, stool, tall storage cabinet, lighted ceiling fan

STORAGE SHED/LAUNDRY ROOM: Roper washer and dryer, white storage cabinet, work bench, shelving

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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