

FOR SALE \$30,000: 61 Morningside Road, Winter Haven, FL 33881



For Sale: \$30,000

Address: 61 Morningside Road, Winter Haven, FL 33881

55+ Community: Colony Club Mobile Estates

Monthly Lot Rent: \$570.00

Size of Home: Doublewide + FL Room

Year of Home: 1973

2 Beds | 2 Baths | 2 Sheds-One Has Laundry | Corner Lot |

2013 Comfort Cover Systems Roof | Furnished ~ Quick 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

Home Overview:

Welcome to your new home, this especially well maintained and updated 1973 Double Wide with a long list of bonus features. Priced right at \$30,000, and measuring 24x48, plus the 8x16 Florida room, this home will provide an approximate total of 1280 square feet of interior living space, with two bedrooms and two bathrooms. It is in very good condition, immediately available, and will be sold fully furnished, so you will have an easy time on moving day! Inside you'll have a variety of storage options, and outside, two attached storage sheds (one with laundry) for all your extra things. Your new home is located on an XL corner lot in Colony Club Mobile Home Estates of Winter Haven, a very friendly and affordable 55+ community in Winter Haven, close to all the best of Central Florida. The low monthly lot rent is only \$570, one of the best rates in the area. This special home has all it takes to be your happy place for years to come; call today so we can help you make it yours! Some of the most

RECENT UPDATES include the windows, washer, drapes, kitchen range, sink and faucet!

NOTE: Colony Club requires that all residents have a minimum monthly income of \$2,000 and a minimum credit score of 700. Homeowners 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 very well maintained and super affordable 55+ adult community, conveniently located close to all the best of Central Florida. Amenities include clubhouse, shuffleboard, billiards, library, and boat/RV storage. You will stay active with a long list of activities, including bingo, cards, coffee and doughnuts, dinners, potlucks, 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 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, world renowned beaches and attractions, unbelievable! All prospective residents at Colony Club must have a minimum credit score of 700 and a minimum monthly income of \$2,000. Homeowners are responsible to pay for electric, water, sewer, trash removal, and lawn mowing. Up to two pets (25 pound limit) per household are permitted. 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 ♦ Visit Our Website: www.MobileHomeSpot.com

Home Features:

COMFORTABLE SPACIOUS INTERIOR LAYOUT: Conveniently arranged pass-through kitchen, 8×9 dining room, 13×21 living room, 8×16 Florida room with vinyl windows, 11×16 master bedroom with walk-in closet and standard closet, 11×12 guest bedroom with standard closet and built-in drawers

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

INTERIOR: Central A/C, four lighted ceiling fans, breakfast bar, huge pantry closet, and newer faucet and one piece sink in kitchen, built-in upper and lower storage in dining room, two small closets in hall, newer window treatments throughout

FLOORING: Laminate in kitchen, dining room, living room, and each bedroom; vinyl in master bathroom; ceramic tile in guest bathroom

EXTERIOR: White metal siding with gray trim, newer windows, Comfort Cover Systems roof-over, carport, two attached storage sheds: 9×9 with laundry and 7×8, XL corner lot conveniently close to community entrance

Items Included:

KITCHEN: Frigidaire refrigerator, Whirlpool range, microwave

DINING ROOM: Table, four chairs, chandelier

LIVING ROOM: Sofa sleeper, two recliners, rocker, four end tables, two table lamps, hutch, lighted ceiling fan

MASTER BEDROOM: Queen bed, dresser with mirror, nightstand, desk and chair, TV, lighted ceiling fan

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

FLORIDA ROOM: Lighted ceiling fan

STORAGE SHED(S)/LAUNDRY ROOM: Newer Amana washer, Kenmore dryer, laundry sink, work bench, 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

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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