

# FOR SALE \$25,000: 6103 Creston Street, Zephyrhills, FL 33542



**For Sale:** \$25,000

**Address:** 6103 Creston Street, Zephyrhills, FL 33542

**55+ Community:** Pinecrest MHP

**Monthly Lot Rent:** \$392.00

**Size of Home:** Singlewide

**Year of Home:** 1967

1 Bed | 1 Bath | Attached Carport/Patio | Walk To Stores and Restaurants | Furnished + Golf Cart | Fast Move In

**Listing Agent:** Shawna Kemp and Lisa Cooper

**Phone:** 863-450-7519 or 863-777-0272

## CONTACT US TODAY!

**Shawna Kemp: 863-450-7519** (call or text)

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

**Email: Shawna@MobileHomeShawna.com**

**Email: Lisa@MobileHomeLisa.com**

### Home Overview:

You can afford to soon be living the easy life as the new owner of this well kept 1967 Ritz-Craft. Priced to sell at only \$25,000, and measuring 12x45, this home will provide an approximate total of 540 square feet of enjoyable living space, with one bedroom and one bathroom. It is in good condition, immediately available, and will be sold fully furnished (including golf cart), so moving day will be quick and easy! Outside, the extra long carport allows for plenty of room for use as a covered patio, and you'll have room for your extra things in the storage shed. Your new home is located close to the community clubhouse, mail center, and activities in Pinecrest Mobile Home Park of Zephyrhills, a very friendly, super affordable, and conveniently located (walking distance to restaurants and shopping) 55+ adult community in the heart of Central Florida. The ultra low monthly lot rent of \$392 includes water, sewer, trash removal, and lawn mowing. Nice Home, Nice Price, Affordable Lot Rent, and a golf cart too!! Call today and let us help you make it yours!

**~PARK INFORMATION:** Limit of two adults per home, with one age 55+, and other at least age 45+. Pets permitted with 40# limit for dogs. All resident applicants must have 650 minimum credit score and pass criminal background check.

### Community Overview:

Pinecrest Mobile Home Park of Zephyrhills is a conveniently located, super affordable, and pet friendly (40# limit) 55+ community. Pinecrest residents enjoy a clubhouse with kitchen, shuffleboard, indoor and outdoor games, and social gatherings. Within minutes of Pinecrest: shopping centers, restaurants, houses of worship, medical facilities, museums, festivals, and skydiving. Much of the best of Zephyrhills is actually within walking distance! A short drive will bring you to the metro areas of Tampa-St. Pete and Orlando, including international airports, cruise terminals, Interstate highways, major league sports teams, world renowned beaches- Central Florida has it all! Consider joining the happy residents of Pinecrest, where friends are neighbors!



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](mailto:Info@MobileHomeSpot.com) ♦ Visit Our Website: [www.MobileHomeSpot.com](http://www.MobileHomeSpot.com)

## Home Features:

**INTERIOR LAYOUT:** Open and bright eat-in kitchen, 11x15 living room, 9x10 bedroom

**BEDROOM:** Two standard closets, built-in chest of drawers, and door to carport

**BATHROOM:** Combination tub/shower, single vanity, medicine cabinet, and wall cabinet

**HALLWAY:** Pantry closet, standard closet, broom closet, and built-in lower drawers

**INTERIOR:** Central A/C, two ceiling fans, built-in desk and upper shelf in living room, window treatments throughout

**FLOORING:** Vinyl in kitchen, bathroom, and hall; carpet in living room and bedroom

**EXTERIOR:** White metal siding with light brown trim, metal roof, extra long carport/covered patio, 5x6 unattached storage shed, lot location close to clubhouse, mail boxes, and laundry center

## Items Included:

**KITCHEN:** Whirlpool refrigerator, Kenmore range, microwave, pots and pans, dishware, silverware, utensils

**DINING AREA:** Table, two chairs, chandelier

**LIVING ROOM:** Sofa, three recliners, end table, lamp table, table lamp, TV and stand, two shelving units, ceiling fan

**BEDROOM:** Queen bed, two night stands, table lamp, lighted ceiling fan

**EXTERIOR:** Yamaha golf cart

### Home Insurance:

ABC Accurate Insurance Mart: 813-991-8000

Dutch Insurance: 863-557-5465

Barfield Insurance: 863-293-5400

### Important Phone Numbers:

WREC (power): 813-972-9233

Spectrum (cable & internet) 1-855-222-0102

Water, Sewer, Trash, Mowing: Included With Lot

### 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.



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](mailto:Info@MobileHomeSpot.com) ♦ *Visit Our Website:* [www.MobileHomeSpot.com](http://www.MobileHomeSpot.com)