

FOR SALE \$27,500: 6181 Scenic View Street, Lakeland, FL 33810



For Sale: \$27,500

Address: 6181 Scenic View Street, Lakeland, FL 33810

55+ Community: Scenic View

Monthly Lot Rent: \$642.00

Size of Home: Doublewide + Two Bonus Rooms

Year of Home: 1981

2 Beds | 1 Bath | Carport + Attached Shed With Laundry

Hookups | Walking Distance to Stores and Restaurants

Listing Agent: Shawna Kemp

Phone: 863-450-7519 or 863-272-7200

Email: shawna@mobilehomeshawna.com

CONTACT US TODAY!

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

Email: Shawna@MobileHomeSpot.com

Home Overview:

You will have an easy time making yourself right at home inside this very appealing 1981 Double Wide that's priced to sell at \$27,500! Measuring 23x32, plus the 10x17 Florida room AND the 8x11 screen room, this pretty home will provide approximately 990 total square feet of enjoyable living space, with two bedrooms and one bathroom. It is in good condition, immediately available, and will be sold unfurnished, so you will have the opportunity to quickly make this your own home, with your own familiar furnishings. Outside, you will have a covered patio as well as a storage shed with washer and dryer hookups. The home is located in Scenic View Mobile Home Park, a very neighborly age 55+ community near all the best of North Lakeland. Scenic View is conveniently close to all services with the option of walking to Walmart, Planet Fitness, a variety of restaurants, and so much more! The monthly lot rent of \$642 includes water, sewer, trash removal, and lawn mowing. This could be the one you've been waiting for! Call today and let us help you make it yours! **PARK INFORMATION: Limit of two adults per home, with one age 55+, and the 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:

Scenic View Mobile Home Park of North Lakeland is an ideally located, affordable, and PET FRIENDLY (two pets per home permitted, 40# limit, breed restrictions apply) 55+ community. The monthly lot rent includes water, sewer, and trash removal. Minutes away from Scenic View: shopping centers, restaurants, places of worship, medical facilities, museums, festivals, flea markets, antique shops, and more. Walmart, Planet Fitness, and several restaurants are within walking distance for some! A short drive from Lakeland will bring you to the metro areas of Tampa-St. Pete and Orlando, including international airports, cruise terminals, major league sports teams, world renowned beaches and attractions- Central Florida has it all! Consider joining the satisfied residents of Scenic View, 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 ♦ Visit Our Website: www.MobileHomeSpot.com

Home Features:

INTERIOR LAYOUT: Open and bright kitchen, 7×8 dining area, 12×15 living room, 10×11 master bedroom, 9×9 guest bedroom, 10×17 Florida room with glass windows, 8×11 front screen room

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

INTERIOR: Two newer (2026) Prime mini-split A/C units, pantry closet in kitchen, standard closet in each bedroom, door between living room and screen room, some window treatments

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

EXTERIOR: Teal green metal siding with white trim, coated roof, carport, 9×10 attached storage shed with laundry hookups, several pretty palm trees

Items Included:

KITCHEN: Frigidaire range

LIVING ROOM: Prime mini-split A/C unit, lighted ceiling fan

MASTER BEDROOM: Prime mini-split A/C unit

***Land Lease Mobile Home Closing Costs:

6 percent Florida Sales Tax, \$50.00 County Tax, \$375 Title and Registration Transfer, \$395 Closing Fee

Important Phone Numbers:

Lakeland Electric (power): 863-834-9535

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

Water, Sewer, Trash, Mowing: Included with Lot Rent

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

Cypress Insurance: 863-326-1885 Magnuson Insurance: 863-606-5147

DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE

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