

FOR SALE \$69,900: 6252 Forest Lake Drive, Zephyrhills, FL 33540



For Sale: \$69,900

Address: 6252 Forest Lake Drive, Zephyrhills, FL 33540

Community: Forest Lake Estates (Site 343)

Monthly Lot Rent: \$685.08

Size of Home: Doublewide Plus FL Room

Year of Home: 1992

2 Beds | 2 Baths | Shed With Laundry | Newer AC | Furnished |
XL Kitchen With High Bar | 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'll soon be living the dream as the new owner of this comfortably spacious and especially well maintained 1992 Fleetwood Glenbrook. Priced right at \$69,900, and measuring 26x44, plus the 10x12 Florida room, this home will provide an approximate total of 1260 square feet of interior living space, with two bedrooms and two bathrooms. It is in very good condition and will be sold fully furnished, so everything needed for leisure living is already in place! 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 many park amenities. Call today and let us help you make it yours!

SPECIAL NOTE: Some of the recent updates include the Central A/C unit, Florida room windows, range, dishwasher, kitchen faucet (2019); and the water heater (2021)

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

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Home Features:

INTERIOR LAYOUT: Open and bright kitchen, 8×9 dining room, 13×18 living room, 11×17 master bedroom with extra long mirrored door closet, 11×10 guest bedroom with standard closet, 10×12 Florida room with glass windows

BATHROOMS: Master has walk in shower, double corner vanity, medicine cabinet, wall cabinet, and linen cabinet; guest bath has combination tub/shower, single vanity, medicine cabinet, upper cabinets, and XL storage closet

INTERIOR: Central A/C, four lighted ceiling fans, high top breakfast bar and twin door pantry cabinet in kitchen, built in hutch in dining room, window treatments throughout

FLOORING: Laminate in kitchen, living room, and dining room; carpet in Florida room and each bedroom; vinyl in each bathroom

EXTERIOR: Blue vinyl siding with white trim, asphalt shingle roof, carport, 9×12 covered patio beside Florida room, 7×12 attached storage shed with laundry

Items Included:

KITCHEN: Whirlpool refrigerator, Samsung electric range, Maytag dishwasher, Sharp microwave, three chairs, pots and pans, dishware, silverware, utensils

DINING ROOM: Table, four chairs, lighted ceiling fan

LIVING ROOM: Sofa, loveseat, bookcase, three end tables, three table lamps, floor lamp, TV and stand, area rug, lighted ceiling fan

MASTER BEDROOM: Queen size bed, dresser, nightstand, chair, two table lamps, lighted ceiling fan

GUEST BEDROOM: Loveseat sleeper, desk and chair, floor lamp, table lamp, lighted ceiling fan

FLORIDA ROOM: Two patio chairs, end table, floor lamp, storage cabinet

STORAGE SHED: GE washer and dryer, 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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