FOR SALE $14,000: 6264 Scenic View Drive, Lakeland, FL 33810

For Sale: $14,000
Address: 6264 Scenic View Drive, Lakeland, FL 33810
55+ Community: Scenic View
Monthly Lot Rent: $732.00

Size of Home: Singlewide
Year of Home: 1979
2 Beds | 1 Bath | Attached Patio + Shed + Handicap Ramp | Walk to Stores and Restaurants | Mostly Furnished + Golf Cart ~ Immediate Move In

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:

GREAT BUY ON TWO BEDROOM HOME AND A SNAZZY GOLF CART TOO!

You'll know you're looking at your new home as soon as you take your first look at this 1979 Liberty. Priced to sell at only $14,000, and measuring 14×56, this home will provide an approximate total of 780 square feet of interior living space, with two bedrooms and one bathroom. It is in good condition, immediately available, and will be sold furnished, including the like-new EZ-GO golf cart, so you will have an easy time on moving day. Outside, the long carport/covered patio will be the ideal place for golf cart parking, and the well-built chair ramp is already in place. Your next 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 $732 includes water, sewer, trash removal. Lawn mowing is $55 monthly or you can mow yourself and save! This one has all it takes to be your happy place! Call today and let us help you make it yours!

GOLF CART INFORMATION: Powered with E-Z-GO® ELiTE® lithium powertrain, driven by advanced Samsung SDI lithium technology. With more power behind the wheel than ever before, ELiTE lithium technology takes you farther, faster and with plenty of charge to spare. And with zero home maintenance, you can leave home worry-free every time you take the wheel. E?Z?GO's ELiTE lithium vehicles are powered by trusted and reliable Samsung SDI lithium batteries. Paired with an advanced Battery Management System, these vehicles are completely worry and maintenance free. The World Charger charges the vehicle in half the time it takes a traditional lead acid battery, giving you more free time to enjoy.

COMMUNITY INFORMATION: Limit of two adults per home, with one age 55+, and other age at least 45+. Pets permitted with 40# limit for dogs. Home ownership requires all resident applicants to submit an application, consenting to a background and credit check. Proof of income required, which must be at least 2.5 times monthly lot rent.

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!

Home Features:

INTERIOR LAYOUT: Open and bright eat-in kitchen, 13×13 living room, 10×11 back bedroom, 7×10 guest bedroom, laundry area in hall

BEDROOMS: Back bedroom has standard closet and built-in drawers; guest bedroom has open standard closet and built-in chest of drawers

BATHROOM: Walk-in shower, single vanity, and linen cabinet

INTERIOR: Central A/C, four ceiling fans, XL pantry cabinet in kitchen, upper cabinets in laundry area, hall closet, window treatments throughout

FLOORING: Laminate in kitchen, living room and back bedroom; vinyl in bathroom

EXTERIOR: Light blue metal siding with white trim, metal roof, long carport/covered patio, 6×11 attached storage shed, lot location in a quiet low-traffic area of park, wide open space across street

Items Included:

KITCHEN: Roper refrigerator, GE range **DINING AREA:** Table, four chairs, lighted ceiling fan

LAUNDRY ROOM/HALLWAY: Whirlpool washer, Maytag dryer

LIVING ROOM: Sofa, end table, two floor lamps, TV stand, ceiling fan

BACK BEDROOM: Full size bed, chest of drawers, lighted ceiling fan

GUEST BEDROOM: Full size bed, lighted ceiling fan

***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
Black's Insurance: 813-752-5225
Kin Insurance: 855-717-0022
Cypress Insurance: 863-326-1885
Reliable Insurance Inc: 386-888-1399
Hometown Insurance: 386-736-1000
George Franklin Insurance: 863-682-4434
Magnuson Insurance: 863-606-5147

DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE

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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