

FOR SALE \$65,000: 6310 Forest Lake Drive, Zephyrhills, FL 33540

PRICE REDUCED



For Sale: \$65,000

Address: 6310 Forest Lake Drive, Zephyrhills, FL 33540

Community: Forest Lake Estates (Site 340)

Monthly Lot Rent: \$685.08

Size of Home: Doublewide Plus FL Room

Year of Home: 1992

2 Beds | 2 Baths | Inside Laundry | Newer AC | Appliances Included | Unique Floor Plan With Front Door Entrance

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 will soon be living the carefree Florida lifestyle as the new owner of this comfortably spacious 1992 Palm Harbor with a unique floor plan! Priced right at \$65,000, and measuring 27x49, plus the 11x12 Florida room, this home will provide approximately 1450 total square feet of interior living space, with two bedrooms and two bathrooms. It is in very good condition, immediately available, and will be sold partially furnished (all appliances will be included), so you will have a head start on moving day. Your new home is ready and waiting for you conveniently close to the community entrance in Forest Lakes Estates of Zephyrhills, a resort-like community in the heart of Central Florida. The monthly lot rent is \$685.08, includes trash removal, lawn maintenance, and use of the many park amenities. Call today and let us help you make it yours!

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

Email: Info@MobileHomeSpot.com ♦ Visit Our Website: www.MobileHomeSpot.com

Home Features:

INTERIOR LAYOUT: XL pass-through kitchen with 8×9 breakfast nook, 9×12 dining room, 15×17 living room, 11×14 master bedroom with walk-in closet and built in linen cabinet, 10×11 guest bedroom with standard closet, 11×12 Florida room, laundry room at side entry

INTERIOR: Unique floor plan, newer central A/C, five ceiling fans, pantry cabinet in kitchen, built in hutch in dining room, wide hallway with built-in cabinets, upper cabinets in laundry room, window treatments throughout

BATHROOMS: Master has walk in shower, XL double vanity, and medicine cabinet; guest bath has combination tub/shower, single vanity, medicine cabinet, and two tall linen cabinets

FLOORING: Laminate in kitchen, breakfast nook, dining room, living room, and each bedroom; vinyl in Florida room, master bathroom, and shed; ceramic tile in laundry room and guest bathroom

EXTERIOR: Blue vinyl siding with white trim, asphalt shingle roof, updated windows and front entry door, carport, 8×11 attached storage shed, lot location conveniently close to community entrance

Items Included:

KITCHEN: Frigidaire refrigerator, GE range, dishwasher, and microwave

BREAKFAST NOOK: Table, two chairs, lighted ceiling fan

DINING ROOM: Table, four chairs, chandelier

LAUNDRY ROOM: Maytag washer and dryer

STORAGE SHED: Work bench, shelving

OTHER: Lighted ceiling fan in each bedroom; standard ceiling fan in living room and Florida room

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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