

**FOR SALE \$49,900: 6371 Presidential Circle, Zephyrhills, FL 33540**



**For Sale:** \$49,900

**Address:** 6371 Presidential Circle, Zephyrhills, FL 33540

**55+ Community:** Forest Lake Estates (Site 71)

**Monthly Lot Rent:** \$653.58

**Size of Home:** Doublewide + Screen Room

**Year of Home:** 1989

2 Beds | 2 Baths | Shed With Laundry | Long Driveway | Fully  
Furnished | Near Amenities | Move In Now

**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)

**Kim Orr: 813-210-6577** (call or text)



**Email: Traci@MobileHomeTraci.com**

**Email: Kim@MobileHomeKim.com**

## Home Overview:

Take a close look at this exceptionally well maintained and picture perfect 1989 Fleetwood that is ready and waiting for your arrival. Priced right at \$49,900, and measuring 26x32, plus the 10x11 screen room, this home will provide approximately 940 total square feet of enjoyable living space, with two bedrooms and two bathrooms. It is in excellent condition, immediately available, and will be sold fully furnished, so moving day will be quick and easy! Your new home is located very near the community entrance, mail center, and amenities in Forest Lake Estates of Zephyrhills, a spectacular resort-like community in the heart of Central Florida. The monthly lot rent of \$653.58 includes trash removal, lawn mowing, and use of the park amenities. This one has all it takes to be your Florida Forever home, whether you're a year round resident or seasonal snowbird! Call today and let us help you make it yours!

## Community Overview:

Forest Lake Estates is an 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](mailto:Info@MobileHomeSpot.com) ♦ Visit Our Website: [www.MobileHomeSpot.com](http://www.MobileHomeSpot.com)

## Home Features:

**INTERIOR LAYOUT:** Open and bright eat-in kitchen with 7x7 dining area, 12x15 living room, 10x12 master bedroom with walk-in closet, 10x10 guest bedroom with standard closet, 10x11 ground level screen room

**BATHROOMS:** Master has walk-in shower, single vanity, medicine cabinet, and tall linen cabinet; guest bath has combination tub/shower, single vanity, and medicine cabinet

**INTERIOR:** Central A/C, two ceiling fans, pantry cabinet in kitchen, window treatments throughout

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

**EXTERIOR:** Gray vinyl siding with white trim, asphalt shingle roof, long driveway and carport, 6x11 attached storage shed with laundry, pretty palm tree in front yard

## Items Included:

**KITCHEN:** Frigidaire refrigerator and dishwasher, Samsung range, Sunbeam microwave, pots and pans, dishware, silverware, utensils

**DINING AREA:** Table, four chairs, desk and chair, chandelier

**LIVING ROOM:** Sofa sleeper, two recliners, two chairs, four end tables, two table lamps, floor lamp, lamp table, TV and stand, ceiling fan

**MASTER BEDROOM:** Queen bed, dresser with mirror, chest of drawers, two night stands, two table lamps, two wall lamps, ceiling fan

**GUEST BEDROOM:** Queen bed, dresser with mirror, night stand, table lamp, two wall lamps

**SCREEN ROOM:** Four patio chairs, two end tables

**STORAGE SHED/LAUNDRY ROOM:** Whirlpool washer and dryer, dresser, shelving

### Home Insurance:

ABC Accurate Insurance Mart: 813-991-8000

Black's Insurance: 813-752-5225

Dutch Insurance: 863-557-5465

### Important Phone Numbers:

WREC (power): 813-972-9233

Utilities Inc. (water): 1-866-842-8432

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

### **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)