

FOR SALE \$54,000: 64 East Lane, Lake Alfred, FL 33850



For Sale: \$54,000

Address: 64 East Lane, Lake Alfred, FL 33850

55+ Community: Palm Shores Mobile Village

Monthly Lot Rent: \$482.00

Size of Home: Singlewide + 3 Bonus Rooms

Year of Home: 1969

2 Beds | 1.5 Baths | Inside Laundry | Includes Furnishings,
Pontoon Boat, and Golf Cart | Fantastic Waterside Location

Listing Agent: Shawna Kemp

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

CONTACT US TODAY!

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

Email: Shawna@MobileHomeShawna.com

Home Overview:

WATERSIDE BEAUTY WITH PONTOON BOAT AND GOLF CART TOO!

Here's the one you've been waiting for, this very appealing water front 1969 Single Wide. Priced right at \$54,000, and measuring 12x56, plus the additions of two Florida rooms and screen room, this special home will provide an approximate total of 1120 square feet of enjoyable living space, with two bedrooms and one and one half bathrooms. It is immediately available and will be sold partially furnished, so you will have a head start on moving day! Outside, you will have direct access to Lake Haines, so you could soon be fishing every day! Your new home is located beside the canal and just a short walk to the water's edge of Lake Haines in Palm Shores Mobile Home Village of Lake Alfred, a very friendly and laid back 55+ community in the heart of Central Florida. The low monthly lot rent of \$482 includes water, sewer, and trash removal, one of the best rates in the area. This special home has all the potential to be your Florida Forever Home! Call today and let us help you make it yours! **COMMUNITY NOTES: Palm Shores allows two adults per home, with at least one age 55+. Tenants may have one pet near 60 pounds or two smaller dogs, not to exceed 30 pounds each. All resident applicants must prove minimum monthly income of \$2,000 and pass criminal background check.**

Community Overview:

Palm Shores Mobile Home Village of Lake Alfred is a pleasantly delightful, pet friendly (one pet near 60 pounds or two smaller dogs, not to exceed 30 pounds each), 55+ senior community that offers its residents a fun, relaxing, and laid back lifestyle. Located on the west side of Lake Haines, residents enjoy fishing, access to other lakes within the Chain of Lakes, and a breathtaking sunrise over the water! Within Palm Shores, residents enjoy a modern recreation hall, several shuffleboard courts and a long list of activities, including pancake breakfasts, dinners, cards, bingo, sing along, bible study, holiday celebrations, and more. Within minutes of Palm Shores, you will have easy access to many shopping centers, restaurants, golf courses, municipal parks, and museums. A short drive will deliver you to world class beaches on either coast, renowned attractions (Disney World, Sea World, Universal Studios, Busch Gardens, Legoland Florida), international airports, cruise terminals, major league sports teams; incredible! Consider joining the happy community of Palm Shores, where friendly people stay busy celebrating life 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: Open and bright eat-in kitchen, 11×15 living room, 9×10 back bedroom with standard closet, 8×9 guest bedroom with standard closet, linen closet, and half bath, 9×26 bonus room with glass windows, 9×17 Florida room/laundry room, 7×9 screen room

BATHROOMS: Hall bath has combination tub/shower, single vanity, medicine cabinet, and linen closet; half bath has single vanity and medicine cabinet

INTERIOR: Central A/C, three lighted ceiling fans, pantry closet in kitchen, hall closet, water view from back bedroom and screen room, window treatments throughout

FLOORING: Laminate in kitchen and each bedroom; carpet in living room and bonus room; vinyl in each bathroom

EXTERIOR: Orange vinyl siding with blue and white trim, metal roof, carport, 9×11 attached storage shed, waterside lot with direct access to Lake Haines

Items Included:

KITCHEN: GE refrigerator, Kenmore range, Hamilton Beach microwave

DINING AREA: Table, four chairs, chandelier

LIVING ROOM: Hutch, coffee table, two end tables, table lamp, TV stand, lighted ceiling fan

BACK BEDROOM: Queen bed, dresser with mirror, chest of drawers, night stand, lighted ceiling fan

BONUS ROOM: Recliner, two chairs, two desks, two lamp tables, floor lamp, bookcase, night stand, lighted ceiling fan

FLORIDA ROOM/LAUNDRY ROOM: Whirlpool washer, Admiral dryer

STORAGE SHED: Work bench, shelving

EXTERIOR: Fisher pontoon boat, EZ-GO golf cart

Home Insurance:

Barfield Insurance: 863-293-5400

ABC Accurate Insurance Mart: 813-991-8000

Dutch Insurance: 863-557-5465

Important Phone Numbers:

TECO (power): 863-299-0800

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

Water, Sewer, Trash: Included With Lot Rent

Land Lease Mobile Home Closing Costs:

6 percent Florida Sales Tax, \$50.00 County Tax, \$275 Title and Registration Transfer, \$395 Closing Fee

DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE

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