

**FOR SALE \$39,000: 66 Misty Meadow Road, Winter Haven, FL 33881**

**PRICE REDUCED**



**For Sale: \$39,000**

**Address: 66 Misty Meadow Road, Winter Haven, FL 33881**

**55+ Community: Colony Club Mobile Estates**

**Monthly Lot Rent: \$475.00**

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

**Year of Home: 1981**

**2 Beds | 2 Baths | Two Sheds, One Has Laundry Inside | Fully  
Furnished | Newer AC | Fast Move In**

**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](mailto:Shawna@MobileHomeShawna.com)**

### Home Overview:

You will like what you see as soon as you take your first look at this very appealing 1981 Fleetwood Sand Pointe. Priced right at \$39,000, and measuring 23x40, plus an 11x15 Florida room, this home will provide approximately 1080 total square feet of interior living space, with two bedrooms and two bathrooms. It is in good condition, immediately available, and will be sold fully furnished; you will have everything already in place to begin enjoying the easy life on moving day. Outside, you will have plenty of room for your extra things in either of the two storage sheds. Your new home is located in Colony Club Mobile Home Estates of Winter Haven, a very friendly and super affordable 55+ community in Winter Haven, close to all the best of Central Florida. The low monthly lot rent is only \$475, one of the best rates in the entire area. This could be the one you have been looking for! Call today and let us help you make it yours! ***SPECIAL NOTE:*** Colony Club requires that all residents have a minimum monthly income of \$2,000 and a minimum credit score of 700. Home owners are responsible to pay for electric, water, sewer, trash removal, and lawn mowing. Up to two pets (25 pound limit) per household are permitted.

### Community Overview:

Colony Club Mobile Home Estates is a pet friendly, very well maintained 55+ adult community, conveniently located close to all the best of Central Florida. Amenities include clubhouse, shuffleboard, billiards, and library. You will stay active with a long list of activities, including bingo, cards, coffee and doughnuts, dinners, pot lucks, cookouts, game nights, musical events, and holiday celebrations. Within minutes of Colony Club, residents have everything they need: shopping centers, restaurants, medical facilities, houses of worship, museums, festivals, flea markets, antique shops, Lego Land, too much to list! From Winter Haven, you'll have easy access to the Tampa and Orlando metro areas, and everything they have to offer, like international airports, cruise terminals, major league sports teams, world renowned beaches and attractions, unbelievable! Consider joining the satisfied residents of Colony Club, where every neighbor is a friend!



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 kitchen, 8×11 dining room, 11×17 living room, 11×14 master bedroom with walk-in closet and linen closet, 10×11 guest bedroom with standard closet, 11×15 Florida room with glass windows

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

**INTERIOR:** Newer central A/C, pantry closet and breakfast bar in kitchen, built-in hutch in dining room, door to side yard in living room, window treatments throughout

**FLOORING:** Vinyl in kitchen and guest bathroom; carpet in dining room, living room, Florida room, and each bedroom; laminate in master bathroom

**EXTERIOR:** White metal siding, metal roof, carport, 6×11 attached storage shed with laundry, 8×10 unattached storage shed, sidewalk from driveway around to side entry door

## Items Included:

**KITCHEN:** White Westinghouse refrigerator, Roper range, Sharp microwave, two chairs

**DINING ROOM:** Table, four chairs, desk

**LIVING ROOM:** Sofa, rocker, two recliners, table and two chairs, coffee table, five end tables, three table lamps, TV and stand

**MASTER BEDROOM:** Queen bed, chair, dresser with mirror, chest of drawers, two night stands, four table lamps

**GUEST BEDROOM:** Two twin beds, chair, chest of drawers, night stand, table lamp

**FLORIDA ROOM:** Two rockers, table, five chairs, patio chair, two end tables, two table lamps, bookcase, lighted ceiling fan

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

### Home Insurance:

ABC Accurate Insurance Mart: 813-991-8000

Dutch Insurance: 863-557-5465

Barfield Insurance: 863-293-5400

### Important Phone Numbers:

TECO (power): 1-888-223-0800

City of Winter Haven (water, sewer, trash): 863-291-5678

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**

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)