

FOR SALE \$39,900: 7405 N. Socrum Loop Road Lot 83, Lakeland, FL 33809



For Sale: \$39,900

Address: 7405 N. Socrum Loop Rd Lot 83, Lakeland, FL 33809

55+ Community: Pine Ridge

Monthly Lot Rent: \$956.64

Size of Home: Doublewide + Raised Screen Room

Year of Home: 1982

2 Beds | 2 Baths | Shed With Laundry | Border Lot | Picture Perfect With ALL Newer Appliances and a Golf Cart Too!!

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@MobileHomeSpot.com

Home Overview:

SUPER NICE HOME WITH NEWER APPLIANCES AND GOLF CART TOO!

You will soon be living your best years as the new owner of this picture-perfect and exceptionally well maintained 1982 Brigadier. Priced right at \$39,900, and measuring 23x44, plus the 9x11 screen room, the home will provide an approximate total of 1110 square feet of enjoyable living space, with two bedrooms and two bathrooms. It is in excellent condition and will be sold unfurnished (newer 2025 appliances and top-notch EZ-GO golf cart will be included), so you can quickly make this your personal showplace, with your own familiar furnishings. Inside, you will have a variety of storage options, and outside, an attached storage shed with a washer and dryer. Your new home is located on a border lot in Pine Ridge Estates of Lakeland, a very active, friendly, and conveniently located 55+ adult community in the heart of Central Florida. The monthly lot rent of \$956.64 at pet friendly (two small pets, 35# permitted) Pine Ridge includes water, sewer, use of pool, and park amenities. You deserve to have a home as nice as this one! Call today and let us help you make it yours!

Community Overview:

Pine Ridge Estates of Lakeland is an ideally located, and super neat, clean, and friendly 55+ community. The monthly lot rent at pet friendly (two small pets, 35# permitted) Pine Ridge includes water and sewer. Amenities at Pine Ridge include clubhouse, pool, library, poker room, shuffleboard, dog park, locked mail boxes, and more. The clubhouse is the center of activity: many social events, games, and more. Minutes away from Pine Ridge: shopping centers, restaurants, houses of worship, medical facilities, museums, festivals, flea markets, antique shops, and more. A short drive from Lakeland will bring you to the metro areas of Tampa-St. Pete and Orlando, including all they have to offer: international airports, cruise terminals, major league sports teams, white sand beaches and world renowned attractions- Central Florida has it all! Consider joining the satisfied residents of Pine Ridge Estates, where friends are neighbors!



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 kitchen, 9×9 dining room, 11×19 living room, 11×12 master bedroom, 10×11 guest bedroom, 9×11 raised screen room

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

INTERIOR: Central A/C, three lighted ceiling fans, low top breakfast bar and pantry closet in kitchen, built-in hutch and sliding glass entry door in dining room, coat closet in living room, walk-in closet in each bedroom, hall closet, window treatments throughout

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

EXTERIOR: Ivory metal siding with brown trim, rubber coated roof, carport, long driveway, 6×8 attached storage shed with laundry, border lot with no back neighbor

Items Included:

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

DINING ROOM: Newer chandelier **LIVING ROOM:** Newer lighted ceiling fan

MASTER BEDROOM: Wall mounted TV, lighted ceiling fan **GUEST BEDROOM:** Lighted ceiling fan

STORAGE SHED/LAUNDRY ROOM: LG washer and dryer, shelving **CARPORT:** EZ-GO Elite golf cart

Important Phone Numbers:

Lakeland Electric (power): 863-834-9535

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

Republic Services (trash): 863-665-1489

Home Insurance:

Barfield Insurance: 863-293-5400 Reliable Insurance Inc: 386-888-1399

Black's Insurance: 813-752-5225 Hometown Insurance: 386-736-1000

Kin Insurance: 855-717-0022 George Franklin Insurance: 863-682-4434

***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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