

FOR SALE \$37,500: 7405 N. Socrum Loop Road Lot 93, Lakeland, FL 33809

**PRICE REDUCED**



**For Sale:** \$37,500

**Address:** 7405 N. Socrum Loop Rd Lot 93, Lakeland, FL 33809

**55+ Community:** Pine Ridge

**Monthly Lot Rent:** \$690.00

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

**Year of Home:** 1983

2 Beds | 2 Baths | Shed With Laundry | Mostly Furnished |

Newer AC | Price Just Reduced ~ Offers Welcome

**Listing Agent:** Shawna Kemp

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

**CONTACT US TODAY!**

**Connie Baughman: 941-615-7522** (call or text)

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

**Email: Connie@MobileHomeSpot.com**

**Email: Shawna@MobileHomeSpot.com**

**Home Overview:**

**PRICE REDUCED ~ MOTIVATED SELLER ~ NEWER AC ~ IMMEDIATE MOVE IN TOO!!**

You will quickly make yourself right at home as the new owner of this perfectly pretty and unique 1983 Palm Harbor! Priced right at \$37,500, and measuring 25x40, plus the 10x14 screen room, this home will provide an approximate total of 1140 square feet of enjoyable living space, with two bedrooms and two bathrooms. It is in excellent condition, immediately available, and will be sold mostly furnished, so you will have a generous head start on moving day. Your new home is located on a perimeter lot very near the community entrance, clubhouse, and pool 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 \$690 includes water and sewer. You deserve to be the new owner of this super nice slice of paradise! Call today and let us help you make it yours! **\*\*SPECIAL NOTE: The central A/C unit was replaced in December 2022 by Comfort Care Class A Air.**

**Community Overview:**

Pine Ridge Estates of Lakeland is an ideally located, and super neat, clean, and friendly 55+ community. The lot rent at PET FRIENDLY (two small pets welcome per home) 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:** Light, bright, and open pass-through kitchen, 8×10 dining room, 13×18 living room, 13×13 master bedroom with walk-in closet, 10×11 guest bedroom with standard closet, 10×14 raised screen room

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

**INTERIOR:** Newer (December 2022) central A/C, pantry closet and breakfast bar with storage in kitchen, built-in linen cabinet in hall, window treatments throughout

**FLOORING:** Laminate in kitchen, dining room, living room, and each bedroom; ceramic tile in each bathroom

**EXTERIOR:** White metal siding with turquoise trim, carport, long driveway, rolled asphalt roof, 6×8 attached storage shed with laundry, lot location close to community entrance, clubhouse, and pool

## Items Included:

**KITCHEN:** Amana refrigerator, GE range, Hamilton Beach microwave

**DINING AREA:** Desk and chair

**LIVING ROOM:** Electric reclining leather sofa, leather loveseat, coffee table, two end tables, two table lamps

**MASTER BEDROOM:** Solid wood Liberty Furniture Queen bedroom set including tufted upholstered bed frame, dresser, chest of drawers, two night stands, and two decorative bedside lamps

**GUEST BEDROOM:** Lighted ceiling fan

**STORAGE SHED/LAUNDRY ROOM:** Samsung washer and dryer, storage cabinet, shelving

### Home Insurance:

Dutch Insurance: 863-557-5465

Barfield Insurance: 863-293-5400

ABC Accurate Insurance Mart: 813-991-8000

### Important Phone Numbers:

Lakeland Electric (power): 863-834-9535

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

Republic Services (trash): 863-665-1489

### \*\*\*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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