FOR SALE $45,000: 7405 N. Socrum Loop Road Lot 15, Lakeland, FL 33809



For Sale: $45,000
Address: 7405 N. Socrum Loop Rd Lot 15, Lakeland, FL 33809
55+ Community: Pine Ridge
Monthly Lot Rent: $956.64

Size of Home: Singlewide Screen Room
Year of Home: 2022
2 Beds | 2 Baths | Split Plan With Inside Laundry | Furnished | Newer AC | Rare Find.....It's Almost New!!

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:

Take a close look at this uniquely appealing and **ALMOST NEW 2022** Legacy that has all it takes to be your personal piece of Florida paradise! Priced right at $45,000, and measuring 16×56, plus the 12×12 screen room addition, this home will provide an approximate total of 1040 square feet of enjoyable living space, with two bedrooms, two bathrooms, and a split living plan. It is in very good condition and will be sold fully furnished, so moving day will be quick and easy! The backyard open patio will be the perfect grilling location. Your **NEWER** home is located close to the clubhouse, pool, and mailboxes 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# limit permitted) Pine Ridge includes water, sewer, and use of park amenities. This could very well be the right one for you! 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 lot rent at PET FRIENDLY (two small pets, 35# limit permitted) Pine Ridge includes water and sewer. Amenities at Pine Ridge include clubhouse, pool, library, poker room, shuffleboard, dog park, locked mailboxes, 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!

Home Features:

INTERIOR LAYOUT: Open and modern eat-in kitchen, 12×15 living room, 10×11 master (back) bedroom, 11×15 guest (front) bedroom, 12×12 screen room, laundry closet in hall
BATHROOMS: Master has combination tub/shower, single vanity, and medicine cabinet; guest bath has combination tub/shower, single vanity, medicine cabinet, and privacy door to guest bedroom
INTERIOR: Newer Central A/C, two lighted ceiling fans, XL pantry cabinet in kitchen, standard closet in each bedroom, window treatments throughout
FLOORING: Low maintenance vinyl throughout interior
EXTERIOR: Beige vinyl siding with white trim, asphalt shingle roof, carport, 6×8 attached storage shed, open back yard patio

Items Included:

KITCHEN: Refrigerator, Frigidaire range

DINING AREA: Table, four chairs

LIVING ROOM: Sofa, loveseat, chair, sofa table, TV and stand, lighted ceiling fan

MASTER BEDROOM: Queen bed, dresser with mirror, two nightstands, lighted ceiling fan

GUEST BEDROOM: Full size bed, armoire, bookshelf

LAUNDRY CLOSET: Whirlpool washer, Amana dryer

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
Black's Insurance: 813-752-5225
Kin Insurance: 855-717-0022
Reliable Insurance Inc: 386-888-1399
Hometown Insurance: 386-736-1000
George Franklin Insurance: 863-682-4434

***Land Lease Mobile Home Closing Costs:

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

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