FOR SALE $29,995: 7405 N. Socrum Loop Road Lot 35, Lakeland, FL 33809



For Sale: $29,995
Address: 7405 N. Socrum Loop Rd Lot 35, Lakeland, FL 33809
55+ Community: Pine Ridge
Monthly Lot Rent: $956.64

Size of Home: Doublewide + Screen Room + Patio
Year of Home: 1984
2 Beds | 2 Baths | Inside Laundry + Bonus Entry Room | Furnished | Super Nice ~ Filled With Modern Updates

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:

You will know you have made it home as soon as you step inside this nicely updated 1984 Fleetwood Barrington. Priced right at $29,995, and measuring 24×44, plus the additions of the bonus room, laundry room, and screen room, this home will provide an approximate total of 1380 square feet of enjoyable living space, with two bedrooms and two bathrooms. It is in very good condition, immediately available, and will be sold mostly furnished, so you will have an easy time on moving day. Your new home is located on a border lot with a backyard wooded view 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 pool, and park amenities. This could very well be your Florida Forever home! 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 low lot rent at pet friendly (two pets per home permitted, 35# limit) 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: Conveniently arranged pass-through kitchen, 8×9 dining room, 12×17 living room, 12×13 master bedroom with walk-in closet, 11×11 guest bedroom with two standard (wall to wall) closets, 6×27 finished bonus room, 6×9 laundry room, 10×11 screen room

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

INTERIOR: Central A/C, three lighted ceiling fans, pantry cabinet and breakfast bar in kitchen, upper and lower storage in dining room, hall closet, window treatments throughout

FLOORING: Ceramic tile throughout (Special Feature!)

EXTERIOR: Brown vinyl siding with dark brown trim, metal roof, carport, covered patio area beside screen room, border lot with backyard wooded view

Items Included:

KITCHEN: Samsung refrigerator, GE range, Hamilton Beach microwave, pots and pans, dishware, silverware, utensils, two chairs, chandelier

DINING ROOM: Table, four chairs, chandelier

LIVING ROOM: Sofa, loveseat, coffee table, two end tables, TV stand, lighted ceiling fan

MASTER BEDROOM: Queen bed, dresser with mirror, nightstand, TV and stand, lighted ceiling fan

GUEST BEDROOM: Dresser, TV, lighted ceiling fan **LAUNDRY ROOM:** Samsung washer and 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 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
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.

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