

FOR SALE \$45,000: 7405 N. Socrum Loop Road Lot 41, Lakeland, FL 33809



For Sale: \$45,000

Address: 7405 N. Socrum Loop Rd Lot 41, Lakeland, FL 33809

55+ Community: Pine Ridge

Monthly Lot Rent: \$956.64

Size of Home: Doublewide + FL Room + Screen Room

Year of Home: 1986

2 Beds | 2 Baths | Shed With Laundry | Partly Furnished |
Handicap Accessible | Very Well Maintained ~ Must See

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 could soon have your very own piece of paradise as the new proud owner of this well-appointed and comfortably spacious 1986 Fleetwood Barrington. Priced right at \$45,000, and measuring 24x44, plus the 10x11 raised Florida room AND the 6x27 screen room, this home will provide an approximate total of 1320 square feet of enjoyable living space, with two bedrooms and two bathrooms. It is in very good condition and will be sold partially furnished (all appliances will be included), so you will have an easy time making this your personal showplace! Outside, you'll have a chair ramp leading into the side entry door, storage shed with laundry, and a covered patio area beside the Florida room. Your new home is located on an interior lot with a large front and back yard close to 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 \$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 your Florida Forever home! Call today and let us help you make it yours! Some of the **RECENT UPDATES** include the kitchen appliances, water heater, vapor barrier, and A/C thermostat.

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!



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, 8×8 dining room, 12×19 living room, 10×11 raised Florida room with vinyl windows, 11×15 master bedroom, 11×12 guest bedroom, 6×27 screen room with chair ramp and access to shed/laundry room

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

INTERIOR: Newer (2020) Central A/C, two lighted ceiling fans, pantry cabinet in kitchen, walk-in closet in each bedroom, standard closet in hall, window treatments throughout

FLOORING: Laminate in kitchen, dining room, and living room; carpet in each bedroom; vinyl in each bathroom

EXTERIOR: Gray vinyl siding with white trim, asphalt shingle roof (2016), carport, 6×11 attached storage shed with laundry, covered patio beside Florida room, chair ramp leading up to side entry door, interior lot with large front and back yards

Items Included:

KITCHEN: Whirlpool refrigerator, Samsung range and dishwasher

DINING ROOM: Chandelier

GUEST BEDROOM: Queen bed, nightstand, armoire, desk and chair

ATTACHED STORAGE SHED/LAUNDRY ROOM: LG washer and dryer, shelving

OTHER: Lighted ceiling fan in living room and master bedroom

SPECIAL NOTICE: Home may be purchased furnished as pictured (without personal items) for an additional negotiated amount.

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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