

FOR SALE \$13,000: 75 West Lane, Lake Alfred, FL 33850



For Sale: \$13,000

Address: 75 West Lane, Lake Alfred, FL 33850

55+ Community: Palm Shores Mobile Village

Monthly Lot Rent: \$551.00

Size of Home: Singlewide + Addition

Year of Home: 1965

1 Bed | 1 Bath | Laundry Hookups | Great Location Inside
Community ~ Near Amenities ~ Price For Quick Sale

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@MobileHomeShawna.com

Home Overview:

Get it while you can! This special 1965 Lamplighter could be the one you've been searching for! Priced to sell at only \$13,000, and measuring 12x46, plus the 9x24 Florida room, this home will provide an approximate total of 760 square feet of interior living space, with one bedroom and one bathroom. It is immediately available and will be sold unfurnished, so you can quickly start making this your home, with your own familiar furnishings and preferences. Your next home is located on a border lot conveniently close to the community entrance, clubhouse, and mailboxes in Palm Shores Mobile Home Village of Lake Alfred, a very friendly and well managed 55+ community in the heart of Central Florida. The low monthly lot rent of \$551 includes water, sewer, and trash removal, one of the best rates in the area. An annual fire tax is due each April 1 (Currently \$149.55). Low priced home in a fantastic community with affordable lot rent – Call today and let us help you make it yours!

COMMUNITY NOTES: Palm Shores allows two adults per home, with at least one age 55+. Tenants may have one pet near 60 pounds or two smaller dogs, not to exceed 30 pounds each. All resident applicants must prove minimum monthly income of \$2,000 and pass criminal background check.

Community Overview:

Palm Shores Mobile Home Village of Lake Alfred is a pleasantly delightful, pet friendly (residents may have one pet near 60 pounds or two smaller dogs, not to exceed 30 pounds each), 55+ senior community that offers its residents a fun, relaxing, and laid back lifestyle. Located on the west side of Lake Haines, residents enjoy fishing, access to other lakes within the Chain of Lakes, and a breathtaking sunrise over the water! Within Palm Shores, residents enjoy a modern recreation hall, several shuffleboard courts and a long list of activities, including pancake breakfasts, dinners, cards, bingo, sing along, bible study, holiday celebrations, and more. Within minutes of Palm Shores, you will have easy access to many shopping centers, restaurants, golf courses, municipal parks, and museums. A short drive will deliver you to world class beaches on either coast, renowned attractions (Disney World, Sea World, Universal Studios, Busch Gardens, Legoland Florida), international airports, cruise terminals, major league sports teams; incredible! Consider joining the happy community of Palm Shores, where friendly people stay busy celebrating life every day!



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 eat-in kitchen, 11×14 living room, 12×12 bedroom, 9×24 Florida room with vinyl windows

BATHROOM: Combination tub/shower, single vanity, and tall linen cabinet

INTERIOR: Central A/C, pantry cabinet in kitchen, hall closet

FLOORING: Vinyl in kitchen and bathroom; laminate in living room and bedroom

EXTERIOR: White metal siding with red trim, metal roof, carport, 7×10 unattached storage shed with washer and dryer hookups, open back patio, large three-section footprint with home/addition/carport

Items Included:

KITCHEN: Hot Point range

LIVING ROOM: Ceiling fan

Important Phone Numbers:

TECO (power): 863-299-0800

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

Water, Sewer, Trash: Included With Lot Rent

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, \$275 Title and Registration Transfer, \$395 Closing Fee

DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE

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