FOR SALE $75,000: 78 Misty Meadow Road, Winter Haven, FL 33881

For Sale: $75,000
Address: 78 Misty Meadow Road, Winter Haven, FL 33881
55+ Community: Colony Club Mobile Estates
Monthly Lot Rent: $570.00

Size of Home: Doublewide + Florida Room
Year of Home: 1980
2 Beds | 2 Baths | 2 Sheds | Inside Laundry | Fully Furnished | Unique Location XL Lot With Water View

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:

You will soon have your slice of Sunshine State paradise as the new proud owner of this remarkably well maintained and thoroughly updated 1980 Double Wide home. Priced right at $75,000, and measuring 23×48, plus the 12×16 Florida room, this home will provide an approximate total of 1290 square feet of interior living space, with two bedrooms and two bathrooms. It is in excellent condition, immediately available, and will be sold fully furnished, so moving day will be quick and easy! Inside, you'll enjoy many modern features and the open living area. Outside, the two storage sheds will provide plenty of space for all your extra things. Your new home is located on a XL corner lot with open space and a grand view of Lake Idyl across the street in Colony Club Mobile Home Estates of Winter Haven, a very friendly and super affordable 55+ community in Winter Haven, close to all the best of Central Florida. The low monthly lot rent is only $570, one of the best rates in the entire area. This beautiful showplace has all it takes to be your Florida Forever home; call today and make it yours! ***SPECIAL NOTE:*** Colony Club requires that all residents have a minimum monthly income of $2,000 and a minimum credit score of 700. Home owners are responsible to pay for electric, water, sewer, trash removal, and lawn mowing. Up to two pets (25 pound limit) per household are permitted.

Community Overview:

Colony Club Mobile Home Estates is a very well maintained and super affordable 55+ adult community, conveniently located close to all the best of Central Florida. Amenities include clubhouse, shuffleboard, billiards, library, and boat/RV storage. You will stay active with a long list of activities, including bingo, cards, coffee and doughnuts, dinners, pot lucks, cookouts, game nights, musical events, and holiday celebrations. Within minutes of Colony Club, residents have everything they need: shopping centers, restaurants, medical facilities, houses of worship, museums, festivals, flea markets, antique shops, Lego Land, too much to list! From Winter Haven, you will have easy access to the Tampa and Orlando metro areas, and everything they have to offer, like international airports, cruise terminals, major league sports teams, world renowned beaches and attractions, unbelievable! All prospective residents at Colony Club must have a minimum credit score of 700 and a minimum monthly income of $2,000. Home owners are responsible to pay for electric, water, sewer, trash removal, and lawn mowing. Up to two pets (25 pound limit) per household are permitted. Consider joining the satisfied residents of Colony Club, where every neighbor is a friend!

Home Features:

INTERIOR LAYOUT: Totally updated and open kitchen, 7×8 dining room, incredible 14×23 living room, 11×14 master bedroom with walk in closet, 9×11 guest bedroom with standard closet, 12×16 Florida room with water view

UPDATED KITCHEN: Center island with storage, walk-in pantry, and pantry cabinet

BATHROOMS: Totally updated master has walk-in shower, extra wide double vanity, two medicine cabinets, and tall linen cabinet; guest bath has walk-in shower, single vanity, and medicine cabinet

INTERIOR: Central A/C, three ceiling fans, built in hutch in dining room, bay window and built in wall of storage in living room, hall closet, closet at side entry door, private door between guest bedroom and bathroom, window treatments throughout

FLOORING: Easy to clean laminate throughout interior

EXTERIOR: Gray metal siding with white trim, rubber roof-over, most windows updated, carport, 8x9attached storage shed with laundry, 10×11 unattached back yard shed, XL corner lot, wide open green space and view of Lake Idyl across street

Items Included:

KITCHEN: LG refrigerator and range, built-in Whirlpool microwave, pots and pans, dishware, silverware, utensils, lighted ceiling fan

DINING ROOM: Table, four chairs, chandelier

LIVING ROOM: Sofa, loveseat, coffee table, three end tables, three table lamps, TV and stand

MASTER BEDROOM: Queen bed, dresser, chest of drawers, nightstand, table lamp, bookcase, lighted ceiling fan

GUEST BEDROOM: Queen bed, storage cabinet, lighted ceiling fan

ATTACHED STORAGE SHED/LAUNDRY ROOM: LG washer and dryer

UNATTACHED STORAGE SHED: Work bench, shelving

Important Phone Numbers:
TECO (power): 1-888-223-0800
City of Winter Haven (water, sewer, trash): 863-291-5678
Spectrum (cable & internet) 1-855-222-0102

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, $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.