

FOR SALE \$38,000: 8 East Lane, Lake Alfred, FL 33850

PRICE REDUCED



For Sale: \$38,000

Address: 8 East Lane, Lake Alfred, FL 33850

55+ Community: Palm Shores Mobile Village

Monthly Lot Rent: \$512.00

Size of Home: Singlewide + Bonus Rooms

Year of Home: 1958

2 Beds | 1 Bath | Shed With Laundry | Furnished | Three Bonus Rooms + Patio + Boat Dock | Amazing Waterside Location

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:

Amazing Water-Size Location ~ 3 Bonus Rooms ~ Patio ~ Boat Dock!!

You'll soon be living in the lap of luxury as the new owner of this thoughtfully expanded, thoroughly updated, and uniquely appointed 1958 Zimmer, with two bedrooms and one bathroom. Priced right at \$38,000 and originally measuring 10x52, this tremendous home now offers approximately 910 square feet of enjoyable living space, including the additions of the bonus room, Florida room, and screen room. With all the added space and the comfortable floor plan, your friends will think you're living in a conventional double wide home! It is in excellent condition, and will be sold fully and generously furnished, so moving day will be quick and easy. Outside, the covered patio overlooking the canal will be the ideal spot for relaxing, grilling, visiting with friends-whatever you wish! Your new home is located on a waterside lot overlooking the canal, and close to the park clubhouse, mail boxes, and amenities in Palm Shores Mobile Home Village of Lake Alfred, a very friendly and laid back 55+ community in the heart of Central Florida. The low monthly lot rent of \$512 includes water, sewer, and trash removal, one of the best rates in the area. An annual fire tax is due each April 1 (Currently \$142.17). You deserve to finally have your dream home, so call today and let us help you make it yours! **SPECIAL NOTES: As shown in the photos, you may keep your boat and trailer under the carport in Palm Shores! Palm Shores allows two adults per home, with at least one age 55+. Residents are allowed 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 (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: Uniquely designed floor plan with 9×12 open, bright, and updated eat-in kitchen, 9×15 living room, 10×12 bonus room/living room addition, 9×17 Florida room, 8×9 primary bedroom, 6×7 guest bedroom

BEDROOMS: Primary bedroom has standard closet, built-in drawers, upper storage, and three wall lamps; guest bedroom has two small standard closets, upper cabinets, and two wall lamps

BATHROOM: Combination tub/shower, XL double vanity, medicine cabinet, and tall linen cabinet

INTERIOR: Central A/C (including into additions), pantry cabinet in kitchen, bedrooms and bathroom divided by pocket doors, window treatments throughout

FLOORING: Vinyl in kitchen; carpet in living room, Florida room, bathroom, and each bedroom; ceramic tile in bonus room

EXTERIOR: Turquoise metal siding with white trim, metal roof, carport, long driveway, 8×10 attached storage shed with laundry, 9×10 covered back patio, lot located beside the canal with boat dock, lot location close to park clubhouse, mail boxes, and amenities

Items Included:

KITCHEN: Kenmore refrigerator, Whirlpool range, GE microwave, pots and pans, dishware, silverware, utensils

DINING AREA: Table, four chairs

LIVING ROOM: Sofa, recliner, coffee table, end table, table lamp, TV and stand

BONUS ROOM/ LIVING ROOM ADDITION: Futon, recliner, two end tables, table lamp

FLORIDA ROOM: Desks, shelving

PRIMARY BEDROOM: Queen bed

GUEST BEDROOM: Twin bed

SCREEN ROOM: Coffee table, four patio chairs

STORAGE SHED/LAUNDRY ROOM: Capri washer and dryer, shelving

Home Insurance:

Barfield Insurance: 863-293-5400

ABC Accurate Insurance Mart: 813-991-8000

Dutch Insurance: 863-557-5465

Important Phone Numbers:

TECO (power): 863-299-0800

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

Water, Sewer, Trash: Included With Lot Rent

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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