

FOR SALE \$54,950: 84 Misty Meadow Road, Winter Haven, FL 33881



For Sale: \$54,950

Address: 84 Misty Meadow Road, Winter Haven, FL 33881

55+ Community: Colony Club Mobile Estates

Monthly Lot Rent: \$475.00

Size of Home: Doublewide

Year of Home: 1980

2 Beds | 2 Baths | Two Sheds | Laundry On Site | XL Back Yard
| Newer Windows and Exterior Doors | Immediate Move In

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'll soon be living your best days in comfort as the new owner of this move-in ready 1980 double wide. Priced right at \$54,950, and measuring 23x48, this very appealing home will provide an approximate total of 1100 square feet of interior living space, with two bedrooms and two bathrooms. It is in great condition, immediately available, and will be sold unfurnished (appliances will be included), so you may quickly begin to make this your personal showplace, with your own familiar furnishings. Outside, you will have two sheds (one with laundry) for all your storage needs. Your new home is located on a perimeter lot in Colony Club Mobile Home Estates of Winter Haven, a very friendly and affordable 55+ community in the heart of Central Florida. The monthly lot rent is only \$475, one of the best rates in the entire area. This one could be THE one for you! Call today and let us help you make it yours! **SPECIAL NOTE:** Some of the recent updates include windows and doors, the irrigation system for plants, and the freshly painted exterior.

PARK INFORMATION: 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 pet friendly, very well maintained 55+ adult community, conveniently located close to all the best of Central Florida. Amenities include clubhouse, shuffleboard, billiards, and library. 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'll 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! Consider joining the satisfied residents of Colony Club, where every neighbor is a friend!



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: Warm and inviting kitchen, 7×9 dining room, huge 14×22 living room, 11×14 master bedroom with walk-in closet, 9×11 guest bedroom with standard closet

BATHROOMS: Master bath has walk-in shower, double vanity, wall cabinet, and tall linen cabinet; guest bath has combination tub/shower, single vanity, and two medicine cabinets

INTERIOR: Central A/C, pantry closet and breakfast bar in kitchen, built-in upper and lower storage in dining room, wall of upper and lower storage in living room, two hall closets, window treatments throughout

FLOORING: Vinyl in kitchen, dining room, living room, and guest bathroom; carpet in each bedroom; ceramic tile in master bathroom

EXTERIOR: Gray vinyl siding, newer metal roof, long driveway and carport, two attached storage sheds: 9×10 with laundry and 7×10, XL back yard with shade tree, perimeter lot with expansive green space and no back neighbor

Items Included:

KITCHEN: Frigidaire refrigerator, Whirlpool range, GE dishwasher, Magic Chef microwave

STORAGE SHEDS/LAUNDRY ROOM: Amana washer, Kenmore dryer, shelving

Home Insurance:

ABC Accurate Insurance Mart: 813-991-8000

Dutch Insurance: 863-557-5465

Barfield Insurance: 863-293-5400

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

***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

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