

FOR SALE \$47,000: 85 Misty Meadow Road, Winter Haven, FL 33881



Address: 85 Misty Meadow Road, Winter Haven, FL 33881

55+ Community: Colony Club Mobile Estates

Monthly Lot Rent: \$520.00

Size of Home: Doublewide + Screen Room

Year of Home: 1981

2 Beds | 2 Baths | Shed With Laundry | 2024 Updates ~ AC, Water Heater, Flooring, Bathroom Sinks, and More

Listing Agent: Shawna Kemp

Phone: 863-450-7519 or 863-272-7200

Email: shawna@mobilehomeshawna.com

CONTACT US TODAY!

Shawna Kemp: 863-450-7519 (call or text)

Email: Shawna@MobileHomeShawna.com

Home Overview:

You will know you're looking at your new home as soon as you take your first look at this comfortably spacious and thoughtfully updated 1981 Double Wide. Priced right at \$47,000, and measuring 24x48, plus the 6x17 screen room, this home will provide an approximate total of 1250 square feet of enjoyable living space, with two bedrooms and two bathrooms. It is in very good condition, immediately available, and will be sold mostly furnished, so you will have a generous head start on moving day! Your new home is located on a border lot with an XL back yard in Colony Club Mobile Home Estates of Winter Haven, a very friendly and affordable 55+ community in Winter Haven, close to all the best of Central Florida. The low monthly lot rent is only \$520, one of the best rates in the entire area. This could be the one you have been looking for! Call today and let us help you make it yours!

Some of the RECENT (2024) UPDATES include the central A/C unit, water heater, bathroom sinks and faucets, most window blinds, kitchen appliances, and the sub-flooring and flooring.

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, potlucks, 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, Legoland, 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. Homeowners are responsible to pay for electricity, 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!



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: Efficiently arranged pass-through kitchen with 5×8 breakfast nook, 8×10 dining room, 14×21 living room, 11×13 master bedroom with walk-in closet, 9×11 guest bedroom with standard closet, 6×17 raised screen room

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

INTERIOR: Newer (2024) Central A/C, five ceiling fans, pantry closet in kitchen, built-in wall of storage in dining room/living room, walk-in pantry closet and coat closet in hall, door between guest bedroom and bathroom, window treatments throughout

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

EXTERIOR: Light pink metal siding with white trim, rubber roof-over, long carport, 8×15 attached storage shed with laundry, XL back yard, border lot

Items Included:

KITCHEN: LG refrigerator, Samsung range

BREAKFAST NOOK: Table, two chairs

DINING ROOM: Table, four chairs, lighted ceiling fan

LIVING ROOM: Sofa sleeper, two end tables, floor lamp, ceiling fan

MASTER BEDROOM: Queen adjustable bed base with headboard, armoire, lighted ceiling fan

GUEST BEDROOM: Desk, two chairs, lighted ceiling fan

SCREEN ROOM: Table, four chairs, lighted ceiling fan

STORAGE SHED/LAUNDRY ROOM: Roper washer, Estate dryer, work bench, shelving

Home Insurance:

Dutch Insurance: 863-557-5465
Black's Insurance: 813-752-5225
Barfield Insurance: 863-293-5400

Important Phone Numbers:

TECO (power): 1-888-223-0800 ♦ Republic Services (trash): 863-665-1489
City of Winter Haven (water & sewer): 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

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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