

FOR SALE \$79,500: 9049 Fairway Loop, Dade City, FL 33525

PRICE REDUCED



For Sale: \$79,500

Address: 9049 Fairway Loop, Dade City, FL 33525

Community: The Highlands At Scotland Yards

Monthly Lot Rent: \$1,392.95

Size of Home: Doublewide (Palm Harbor)

Year of Home: 2008

3 Beds | 2 Baths | 2 Car Garage | Private Back Yard | 2019 Roof and 2023 AC | Pretty Club Appeal | A Must See, Elegant Home

Listing Agent: Donna Reed

Phone: 678-333-4590 or 863-272-7200

CONTACT US TODAY!

Donna Reed: 678-333-4590 (call or text)

Local Resident @ The Highlands at Scotland Yards

Email: Donna@MobileHomeDonna.com

Website: www.MobileHomeDonna.com

Home Overview:

AC REPLACED IN MARCH 2023 ♦♦ **SHOWROOM CONDITION** ♦♦ **ELEGANT FURNISHINGS** ♦♦ **AMAZING CURB APPEAL**

In today's world where else could you purchase an immaculate and FURNISHED 3 bedroom 2 bathroom 1440 square foot single family home, with a 2-car garage and in a golf course community?? You can here!! Owner has already relocated and is anxious to sell. SPECIAL HIGHLIGHTS INCLUDE a split bedroom floor plan, newer (March 2023) Carrier air conditioning system, newer (January 2019) roof, newer (April 2021) washer and dryer, freshly painted with neutral color, laminate flooring, 9 foot ceilings with crown molding throughout, attached 2-car with loft storage and separate irrigation water meter for substantially lower water bills. The covered impressive 6' x 27' front porch with faux concrete wood planks and the private rear patio are ideal for entertaining friends and family. The gated Highlands of Scotland Yard is a resort-like 55+ community surrounded by a privately owned golf course. Lot rent includes trash removal, lawn mowing and use of all park amenities with a newly renovated Clubhouse. **This is an Exclusive Listing**. Contact listing agent for all showings and offers. This manufactured home is on leased land. The monthly lot rent is \$1392.95 and land/lot is not included in the sale.

Community Overview:

The Highlands at Scotland Yards of Dade City is an extraordinary golf course resort community that offers its residents an unparalleled quality of life. Some of the abundance of amenities at The Highlands include an elegant 13,000 square foot clubhouse, two pools, whirlpool, sauna, community center, covered community patio, fitness center overlooking the pool, tennis courts, shuffleboard, bocce ball, pickle ball, horseshoes, library/business center, billiards room, game room, cards room, arts & crafts room with kiln, walking trails, RV and boat storage; everything you could imagine! Residents always have a full schedule with a seemingly endless list of activities: planned outings, water aerobics, chair yoga, ping pong, Koffee Klatch, dinners, luncheons, cookouts, holiday celebrations, musical events, movie nights, dances, bingo, poker, bridge, dominoes, Mahjongg, bunco, Quilters Club, ceramics, bible study, you name it! The Highlands is conveniently located within minutes of many restaurants, flea markets, antique shops, shopping centers, golf courses, houses of worship, medical facilities, etc. Within a short drive: world class white sand beaches, renowned attractions, international airports, cruise terminals, major league sports teams, awe inspiring state parks, museums; it is all right here! Consider joining the active community of The Highlands at Scotland Yards, where friendly people stay busy celebrating life every day! Visit for information about the highly acclaimed golf course within the community.



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: Open, bright, and modern kitchen, laundry room at garage door entry, 9×10 dining room, 14×18 living room, 12×14 master bedroom with walk-in closet, 10×11 guest bedroom with walk-in closet, 10×12 guest bedroom with standard closet

BATHROOMS: Master has walk-in shower, wide double vanity, linen cabinet, and private water closet; guest bath has combination tub/shower, single vanity, and medicine cabinet

INTERIOR: Comfortable layout with wide open floor plan, newer (March 2023) central A/C, four lighted ceiling fans, high top breakfast bar and pantry cabinet in kitchen, upper shelf in laundry room, finished walls and crown molding throughout, window treatments throughout

FLOORING: Ceramic tile in kitchen, dining room, laundry room, and each bathroom; laminate in living room and each bedroom

EXTERIOR: Ivory vinyl siding with white trim, newer (2019) asphalt shingle roof, 20×20 two car attached garage with huge loft storage area, double wide driveway, 6×27 covered front porch with faux rustic concrete resurfacing, covered back patio, semi-private back yard with privacy fence

"The Following Furnishings Are Included In Sale"

KITCHEN: Whirlpool refrigerator, GE range, dishwasher, and microwave

LAUNDRY ROOM: Newer Whirlpool washer and dryer

DINING ROOM: Table, four chairs, chandelier

LIVING ROOM: Sofa, chaise lounge, chair, coffee table, TV stand, lighted ceiling fan

MASTER BEDROOM: Queen bed, recliner, desk and chair, night stand, table lamp, TV stand, lighted ceiling fan

GUEST BEDROOM 1: Full size bed, tall chest, night stand, two table lamps, lighted ceiling fan

GUEST BEDROOM 2: Sofa, wicker chair, end table, floor lamp, lighted ceiling fan

FRONT PORCH: Patio furniture

BACK PATIO: Table, two patio chairs

GARAGE: Work bench, shelving, miscellaneous tools

Home Insurance:

ABC Accurate Insurance Mart: 813-991-8000

Black's Insurance: 813-752-5225

Barfield Insurance: 863-293-5400

Important Phone Numbers:

DUKE (power): 1-800-700-8744

City of Zephyrhills (water): 813-780-0015

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

DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE

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