

FOR SALE \$194,900: 9206 Fairway Loop, Dade City, FL 33525

PRICE REDUCED



For Sale: \$194,900

Address: 9206 Fairway Loop, Dade City, FL 33525

Community: The Highlands At Scotland Yards

Monthly Lot Rent: \$850.00

Size of Home: Doublewide + Florida Room

Year of Home: 2020

3 Beds (split plan) | 2 Baths | 2 Car Garage | Open Floor Plan |

Private Back Yard | Just Like New And Ready For You

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:

BEST OF THE BEST!! Elegant, amazing, and spectacular describe this showroom condition 2020 Palm Harbor in which you'll soon be living the carefree retirement lifestyle. Priced right at \$194,900, and measuring 30x48, plus the 10x18 Florida room, this home offers an approximate total of 1620 square feet of interior living space, with THREE bedrooms and two bathrooms. It is in like-new condition, super clean, and will be sold unfurnished (kitchen appliances will be included), so you will have an easy time with making this your personal showplace, with your own familiar furnishings and style. Outside, the covered front porch or the open back patio will be the ideal places for fresh air and visiting with friends. The attached two car garage offers secure parking for two and room for your extra things. Your new home is located on a perimeter lot in The Highlands at Scotland Yards of Dade City, a premier, resort-like 55+ adult golf course community in the heart of Central Florida. The monthly lot rent of \$850.00 includes trash removal, lawn mowing, and use of park amenities. This beautiful showplace home is the one you deserve to call your very own! Call today and let us help you make it yours!

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: Truly open concept, with sparkling, wide open kitchen, adjacent 9×10 dining room and 14×18 living room, 10×18 Florida room with vinyl windows, inside laundry room, split bedroom plan: 12×14 master bedroom with walk-in closet, two guest bedrooms: 10×12 with standard closet, and 10×10 with walk-in closet

KITCHEN: High top breakfast bar at island with overhead lighting, walk-in pantry, one piece sink, and tile back splash

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

INTERIOR: Central A/C, four lighted ceiling fans, tray ceilings in dining room and living room, upper cabinets in laundry room, finished walls, crown molding, and high baseboards throughout, window treatments throughout

FLOORING: Very appealing and easy to clean laminate throughout interior; unfinished concrete in Florida room

EXTERIOR: Light blue vinyl siding with white trim, asphalt shingle roof, 20×23 attached garage, double wide resurfaced driveway, 7×24 covered front porch, 10×10 open back patio, perimeter lot with wide expansive country view behind home, nicely landscaped

Items Included:

KITCHEN: All stainless: Whirlpool refrigerator, range, dishwasher, and microwave

DINING ROOM: Chandelier

OTHER: Lighted ceiling fan in living room and each bedroom

Home Insurance:

ABC Accurate Insurance Mart: 813-991-8000
Black's Insurance: 813-752-5225
Dutch Insurance: 863-557-5465

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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