

FOR SALE \$14,900: 9267 US Hwy 98 Lot 87, Dade City, FL 33525



For Sale: \$14,900

Address: 9267 US Highway 98 Lot 87, Dade City, FL 33525

55+ Community: Citrus Hill RV Resort

Monthly Lot Rent: \$598.00

Size of Home: Park Model + XL Addition

Year of Home: 1990

2 Beds | 1 Bath | Washer In Unit | Partly Furnished | Expanded Parking | Near All Amenities | 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:

Here's the one that has all the potential to soon be your very own slice of Central Florida paradise, this super pretty and smartly expanded 1990 Park Model. Priced to sell at only \$14,900, and originally measuring 12x44, the home now totals approximately 780 square feet of interior living space, including the additions of the Florida room/laundry room and guest bedroom. It is immediately available, and will be sold unfurnished (kitchen appliances will be included), so you can quickly start to make this your personal showplace with your own familiar furnishings. Outside, the covered front porch will be the ideal relaxation location, and the double wide driveway has room for two vehicles. This home is ready and waiting for you close to the community entrance, clubhouse, activities, and mail boxes in Citrus Hill RV Resort of Dade City, a very friendly and well appointed 55+ community. The low monthly lot rent of \$598 includes water, sewer, trash removal, and lawn mowing. This is the one you've been waiting for! Call today and let us help you make it yours!

Community Overview:

Citrus Hill RV Resort of Dade City is a pet friendly, very well maintained 55+ adult community, conveniently located close to all the best of Central Florida. Amenities include clubhouse, shuffleboard, horseshoes, game room with billiards and darts, and laundry facility. You will stay active with a long list of activities, including bingo, dancing, dinners, pot lucks, exercise classes, cards, and holiday celebrations. Within minutes of Citrus Hill, residents have everything they need: shopping centers, restaurants, medical facilities, houses of worship, museums, festivals, flea markets, antique shops, too much to list! From Dade City, 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 Citrus Hill RV Resort, where living is fun!



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 and bright eat-in kitchen, 11×13 living room, 9×10 original bedroom, 9×10 guest bedroom, 9×19 Florida room/laundry room with glass windows

BEDROOMS: Original bedroom has standard closet, built-in drawers, desk, and upper cabinets

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

INTERIOR: Central A/C, (including into additions), two ceiling fans, built-in TV stand in living room, standard closet in hall, washer hookup in Florida room/laundry room, window treatments throughout

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

EXTERIOR: White and blue vinyl siding with light blue trim, asphalt shingle roof, double wide driveway, 7×9 covered front porch

Items Included:

KITCHEN: Whirlpool refrigerator and microwave, GE range

LIVING ROOM: Ceiling fan

ORIGINAL BEDROOM: Ceiling fan

FRONT PORCH: Three patio chairs

Home Insurance:

Barfield Insurance: 863-293-5400

Reliable Insurance Inc: 386-888-1399

Black's Insurance: 813-752-5225

Hometown Insurance: 386-736-1000

Kin Insurance: 855-717-0022

George Franklin Insurance: 863-682-4434

Important Phone Numbers:

Electricity: Billed By Park Office

Water, Sewer, Trash, Mowing: Included With Lot Rent

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

***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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