

FOR SALE \$159,000: 9447 Country Club Lane, Dade City, FL 33525

PRICE REDUCED



For Sale: \$159,000

Address: 9447 Country Club Lane, Dade City, FL 33525

55+ Community: The Highlands At Scotland Yards

Monthly Lot Rent: \$1,292.85

Size of Home: Triple Wide Plus Two Screen Rooms

Year of Home: 2005

2 Beds + Den | 2 Baths | 2 Car Garage | Includes Appliances,
Golf Cart, Some Furniture | SIX MONTHS FREE LOT RENT

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:

SIX MONTHS FREE LOT RENT ~ Immediately Available ~ Move In Ready ~ Fantastic Location!!

This exceptionally well maintained triple wide 2005 Palm Harbor with a long list of bonus features has all it takes to be your personal piece of Florida paradise! Priced right at \$159,000, and measuring 40x44, plus the two added screen rooms, this comfortably spacious home with its open floor plan provides an approximate total of 2080 square feet of enjoyable living space, with two bedrooms (plus den) and two bathrooms. It is in excellent condition and will be sold partially furnished (appliances and golf cart will be included), so you may quickly begin to make this your personal showplace, with your own familiar furnishings and style. The attached two car garage offers secure parking for two and room for all your extra things. Your new home is located close to the clubhouse, pool, and amenities 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 includes trash removal, lawn mowing, and use of park amenities. This stunning showplace 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: Light, bright, and modern kitchen, laundry room at garage door entry, 12×12 dining room, 13×20 living room, 11×13 den/home office, 12×17 master bedroom with walk-in closet, 11×12 guest bedroom with standard closet, 10×19 back screen room with view of clubhouse, 7×19 front screen room

KITCHEN: High top breakfast bar, built-in desk, and walk-in pantry closet

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

INTERIOR: Open floor plan, central A/C, six ceiling fans, tray ceiling in dining room, upper cabinets in laundry room, wide entry foyer, crown molding and finished walls throughout, window treatments throughout

FLOORING: Ceramic tile in kitchen, laundry room, and each bathroom; carpet in dining room, living room, den, and each bedroom; resurfaced concrete in each screen room

EXTERIOR: Ivory vinyl siding with white trim, newer (2019) asphalt shingle roof, 21×22 attached garage with loft storage, neatly landscaped, lot location close to clubhouse, pool, and amenities

Items Included:

KITCHEN: Kenmore refrigerator, GE range, dishwasher, and built-in microwave

LIVING ROOM: Loveseat, recliner, chair, ottoman, ceiling fan

DEN/HOME OFFICE: Sofa table, desk, bookcase, lighted ceiling fan

GUEST BEDROOM: Two night stands, shelving, lighted ceiling fan

LAUNDRY ROOM: GE washer and dryer

GARAGE: Club Car golf cart, laundry sink, shelf unit

OTHER: Lighted ceiling fan in dining room, master bedroom, and front screen room

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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