

FOR SALE \$90,000: 9543 Country Club Lane, Dade City, FL 33525

PRICE REDUCED



For Sale: \$90,000

Address: 9543 Country Club Lane, Dade City, FL 33525

55+ Community: The Highlands At Scotland Yards

Monthly Lot Rent: \$1,392.95

Size of Home: Triple Wide

Year of Home: 2005

4 Beds | 4 Baths | 2 Car Garage | Appliances Included | Newer AC and Roof | Handicap Accessible | A Beautiful Location

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:

A MUST SEE HOME ~ HANDICAP ACCESSIBLE THROUGHOUT!!

Here's the one you thought you would never find, this super spacious and modern FOUR BEDROOM 2005 triple wide Palm Harbor. Priced right at \$90,000, and measuring 40x76, plus the 9x14 screen room, this home will provide an approximate total of 3160 square feet of enjoyable living space, with four bedrooms and four bathrooms. It is in excellent condition, immediately available, and will be sold unfurnished (appliances will be included), so you will have the opportunity to make this your Florida Forever home, with your own preferences and familiar furnishings. The interior offers many options with the various rooms; the split bedroom floor plan could be the ideal layout for a caretaker situation, or maybe plenty of space for all the grandchildren over the holidays! Please take note that each bedroom has its own walk in closet and bathroom! Now that's a rare feature! Whatever your needs or desires, just imagine the possibilities! Outside, the two car garage will provide secure parking for your vehicles and you can always have your share of fresh air on the covered front porch. Your new home is located on a large corner lot overlooking the golf course in The Highlands at Scotland Yards of Dade City, a premier, resort-like 55+ adult community in the heart of Central Florida. The monthly lot rent of \$1,392.95 includes trash removal, lawn mowing, and use of park amenities. Call today, and let us help you acquire the home of your dreams! **SPECIAL NOTE: The home is already handicap accessible, with two entry door ramps, wide doorways, and a master bathroom with a walk-in tub and safety bars!**

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 bright and modern kitchen, adjacent 12×14 dining room and 20×20 living room, 12×24 family room/home office, 9×14 screen room, laundry room at garage door entry, split bedroom plan: 13×20 master bedroom with sitting area and walk in closet, three guest bedrooms: 12×14, 12×13, and 12×13: each with walk-in closet and bathroom

BATHROOMS: Master has upgraded walk-in tub, walk-in shower, and XL double vanity; guest bathroom 1: walk-in shower, single vanity, and tall linen cabinet; guest bathroom 2: combination tub/shower, single vanity, and medicine cabinet; guest bathroom 3: walk-in shower, single vanity, and tall linen cabinet

INTERIOR: Newer central A/C, six lighted ceiling fans, high top breakfast bar and walk-in pantry in kitchen, sliding door between dining room and screen room, golf course view from screen room, genuine fireplace in living room, French door entry into family room, laundry sink and wall cabinet in laundry room, crown molding, finished walls, and window treatments throughout

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

EXTERIOR: Ivory vinyl siding with white trim, newer asphalt shingle roof, 19×20 attached garage with loft storage, double wide driveway, covered front porch, wide open golf course view behind home, corner lot location conveniently close to community amenities

Items Included:

KITCHEN: Frigidaire refrigerator, range, and dishwasher, Samsung microwave

LAUNDRY ROOM: Kenmore washer and dryer

DINING ROOM: Chandelier

OTHER: Lighted ceiling fan in living room, family room, and each bedroom

Home Insurance:

ABC Accurate Insurance Mart: 813-991-8000

Barfield Insurance: 863-293-5400

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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