

FOR SALE \$200,000: 9503 Country Club Lane, Dade City, FL 33525



For Sale: \$200,000

Address: 9503 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 Plus Two Screen Rooms

Year of Home: 2004

3 Beds + Den | 2 Baths | 2 Car Garage With Expanded Driveway | Mostly Furnished | Newer Roof and AC

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:

You deserve your own piece of paradise, and here it is, this exceptionally well maintained and comfortably spacious 2004 Palm Harbor Triple Wide Carrington model. Priced right at \$200,000, and measuring 39x48, plus two screen rooms, this home with its open floor plan will provide approximately 2640 total square feet of enjoyable living space, with three bedrooms (plus home office) and two bathrooms. It is in excellent condition, and will be sold mostly furnished, so you will have a generous head start on moving day! Outside, the attached two car garage will provide secure parking for two vehicles and bonus storage space. Your new home is located mere steps away from the community clubhouse, pool, fitness center, and outdoor activities 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 \$1,392.95 includes trash removal, lawn mowing, and use of park amenities. This beautiful home has all it takes to be your happy home for years to come! Call today and let us help you make it yours! **SPECIAL NOTE: The Central A/C unit was replaced in March, 2021, and the shingle roof in June 2019!**

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 with breakfast nook, laundry room off of kitchen, 12×15 dining room, 13×20 living room, 12×13 den/home office with standard closet, 12×48 back screen room overlooking clubhouse, 8×25 front screen room, split bedroom floor plan: 12×18 master bedroom with two walk-in closets, two 10×12 guest bedrooms: each with standard closet

KITCHEN: High top breakfast bar with overhead lighting, pantry cabinet, and XL one piece sink

BATHROOMS: Master has walk-in shower, XL double vanity with make-up station, two medicine cabinets, and tall linen cabinet; guest bath has combination tub/shower, single vanity, and medicine cabinet

INTERIOR: Open, split bedroom floor plan, newer (2021) central A/C, eight lighted ceiling fans, tray ceiling in dining room, living room, and master bedroom, upper cabinets in laundry room, French door entry into master bedroom, double doors between master bedroom and home office, built-in tall linen cabinet in hall, crown molding and finished walls throughout, window treatments throughout

FLOORING: Laminate in kitchen, dining room, living room, and master bedroom; ceramic tile in laundry room, home office, and each bathroom; carpet in each bedroom

EXTERIOR: Ivory vinyl siding with white trim, newer (2019) asphalt shingle roof, 19×20 attached garage with electric door opener and loft storage, widened double wide driveway, perimeter lot with wide open back yard overlooking clubhouse, lot location steps away from community clubhouse, pool, fitness center, and outdoor activities

Items Included:

KITCHEN: Whirlpool refrigerator, Frigidaire range and microwave, Bosch dishwasher, two stools, green console cabinet, table, four chairs, lighted ceiling fan

DINING ROOM: Table, six chairs, server, coffee cart, chandelier

LIVING ROOM: Sofa, coffee table, two end tables, sofa table, three table lamps, TV stand, lighted ceiling fan

MASTER BEDROOM: King bed, lighted ceiling fan

EACH GUEST BEDROOM: Lighted ceiling fan

HOME OFFICE: U-Shaped executive desk, file cabinet, lighted ceiling fan

BACK SCREEN ROOM: L-shaped sectional, lighted ceiling fan

FRONT SCREEN ROOM: Table, two chairs, ottoman, lighted ceiling fan

LAUNDRY ROOM: Maytag washer and dryer

GARAGE: Chest freezer, utility cabinet, five shelf unit, shelving

DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE

Great care and consideration has been taken in the accumulation of listing information. All information herein is considered true, accurate, complete, and current. Mobile Home Spot, Inc., assumes no responsibility for errors, inaccuracies, or omissions. No warranties, expressed or implied, are provided for the data, its use, or interpretation. The user of this service assumes full responsibility for obtaining and verifying lot rent, fees, pass-on costs, rules, regulations, pet policies, closing costs, etc., associated with any community, park, or home represented here. Mobile Home Spot, Inc. highly recommends the performance of an inspection of any home represented here, most preferably by a professional home and termite inspector. User's due diligence is required. Utilization of this search service indicates understanding and acceptance of these statements by the user.

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



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