

**FOR SALE \$19,900:** 9553 Old Lakeland Hwy Lot 4, Dade City, FL 33525

**PRICE REDUCED**



**For Sale:** \$19,900

**Address:** 9553 Old Lakeland Hwy Lot 4, Dade City, FL

**55+ Community:** Sunshine Raceway RV Park

**Monthly Lot Rent:** \$450.00

**Size of Home:** Park Model

**Year of Home:** 1980

1 Bed | 1 Bath | Central AC | Freshly Updated Paint, Refrigerator, Range, and More | Immediate Move In

**Listing Agent:** Lisa Cooper and Shawna Kemp

**Phone:** 863-777-0272 or 863-450-7519

**CONTACT US TODAY!**

**Lisa Cooper: 863-777-0272** (call or text)

**Email: Lisa@MobileHomeLisa.com**

**Shawna Kemp: 863-450-7519** (call or text)

**Email: Shawna@MobileHomeShawna.com**

### **Home Overview:**

Here's the affordable, picture-perfect home that has all it takes to be your personal slice of paradise! This 1980 Franklin Park Model is priced to sell at only \$19,900, and measures 12x35, for an approximate total of 420 square feet of interior living space, with one bedroom and one bathroom. It is in very good condition, filled with fresh updates, immediately available, and will be sold unfurnished (appliances will be included), so you can quickly make this your home, with your own familiar furnishings! Your next home is situated on an XL perimeter lot in Sunshine Park of Dade City, a super affordable and pet friendly 55+ adult community in the heart of Central Florida. The low monthly lot rent of \$450 includes water, sewer, trash removal, and lawn mowing. Whether you are a full time resident or seasonal snowbird, this one could be your happy home for many years! Call today and we'll help you make it yours!

### **Community Overview:**

Sunshine Park of Dade city is a super affordable, modestly sized, and very friendly 55+ adult community. Activities at the community include dinners, luncheons, coffee and doughnuts, and more. The park is located in a country setting, but only a few short minutes from shopping centers, restaurants, churches, and medical centers, everything you need. For extra convenience, a Dollar General store is only walking distance from the park! Also within a short drive: International airports, cruise terminals, major league sports teams, world renowned attractions, endless white sand beaches, and more. Join the happy residents of Sunshine Park; this is where you want to be! **\*\* (Sunshine Park allows for two pets per home, with some large dogs allowed; breed restrictions apply. Each resident applicant must pass background and credit check.)\*\***



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 kitchen, 10×11 living room, 9×9 bedroom

**BEDROOM:** Standard closet, built-in desk, and upper cabinets

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

**INTERIOR:** Central A/C, fresh paint throughout, standard closet in hall

**FLOORING:** Laminate in kitchen and living room; ceramic tile in bathroom; carpet in bedroom

**EXTERIOR:** Country blue vinyl siding with white trim, newer rubber roof-over, off street parking on long driveway, perimeter lot

## Items Included:

**KITCHEN:** Newer Frigidaire refrigerator, Amana range, and Whirlpool built-in microwave

**BEDROOM:** Lighted ceiling fan

## Important Phone Numbers:

WREC (power): 813-972-9233

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

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

## 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

Cypress Insurance: 863-326-1885

Magnuson Insurance: 863-606-5147

## \*\*\*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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