

FOR SALE \$29,900: 9553 Old Lakeland Hwy Lot 6, Dade City, FL 33525



For Sale: \$29,900

Address: 9553 Old Lakeland Hwy Lot 6, Dade City, FL

Community: Sunshine Raceway RV Park

Monthly Lot Rent: \$375.00

Size of Home: Park Model + Florida Room + Front Porch

Year of Home: 1992

1 Bed | 1 Bath | Inside Laundry | XL Shed | Private Back Yard |

Long Double Driveway | Immediate Move In

Listing Agent: Shawna Kemp and Lisa Cooper

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

CONTACT US TODAY!

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

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

Email: Shawna@MobileHomeShawna.com

Email: Lisa@MobileHomeLisa.com

Home Overview:

You will soon be living the laid back Central Florida lifestyle as the new owner of this smartly expanded and especially well maintained 1992 Dutch Park Model. Priced right at \$29,900, and measuring 12x33, plus the 9x23 Florida room addition, this home will provide an approximate total of 600 square feet of interior living space, with one bedroom and one bathroom. It is in excellent condition, immediately available, and will be sold partially furnished, so you will have a head start on moving day. Outside, the covered front porch will be the perfect place for a breath of fresh air. Your new home is located on a perimeter lot with wide open space across the street in Sunshine Park of Dade City, a super affordable and pet friendly (large dogs welcome, breed restrictions apply) 55+ adult community in the heart of Central Florida. The low monthly lot rent of \$375 includes water, sewer, trash removal, and lawn mowing! You are going to love your new home; call today so we can help make it yours!

Community Overview:

Sunshine Park of Dade city is a super affordable, modestly sized, and very friendly 55+ adult community. How friendly? Sunshine Raceway allows its residents to bring their horses with them! Residents of Sunshine Raceway come to Dade City to escape the cold northern winter weather, and to enjoy the carefree Central Florida lifestyle. Activities at the community include horse races, dinners, luncheons, coffee and doughnuts, bingo, game nights, outdoor games, movie nights, group outings, and more. The park is pet friendly (large dogs welcome, breed restrictions apply) and is located in a country setting, but you will be only a few short minutes from shopping centers, restaurants, churches, and medical centers, everything you need. Also within a short drive: International airports, cruise terminals, Interstate highways, major league sports teams, world renowned attractions, endless white sand beaches, and more. Join the happy residents of Sunshine Raceway; this is where you want to be!



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, 9×11 living room, 8×9 bedroom, 9×23 Florida room with vinyl windows

BATHROOM: Walk-in shower, single vanity, medicine cabinet, tall linen cabinet, and laundry closet with stacked washer and dryer

BEDROOM: Standard closet, built-in lower drawers, and upper cabinets

HALLWAY: Standard closet, broom closet, and built-in drawers

INTERIOR: Central A/C unit, four lighted ceiling fans, window treatments throughout

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

EXTERIOR: Green vinyl siding with peach trim, asphalt shingle roof, front and back door into Florida room, 8×10 covered front porch, off street parking on long double wide driveway, 9×12 unattached storage shed, perimeter lot location with private back yard, wide open space across street

Items Included:

KITCHEN: Frigidaire refrigerator, gas range, Samsung microwave, lighted ceiling fan

DINING AREA: Chandelier

LIVING ROOM: Three wall lamps, lighted ceiling fan

BEDROOM: Full size bed, two night stands, two table lamps, lighted ceiling fan

BATHROOM/LAUNDRY ROOM: Stacked Kenmore washer and dryer

STORAGE SHED: Work bench, shelving, lighted ceiling fan

Home Insurance:

Dutch Insurance: 863-557-5465

ABC Accurate Insurance Mart: 813-991-8000

Barfield Insurance: 863-293-5400

Important Phone Numbers:

WREC (power): 813-972-9233

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

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

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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