

FOR SALE \$38,500: 138 E. Hampton Drive, Auburndale, FL 33823

PRICE REDUCED



For Sale: \$38,500

Address: 138 E. Hampton Drive, Auburndale, FL 33823

Community: The Hamptons Golf and Country Club

Monthly Lot Rent: \$1007.50

Size of Home: Doublewide + Huge FL Room

Year of Home: 1993

2 Beds + Den | 2 Baths | XL Shed | Golf Course View | 2019

Roof | Updates Throughout | Immediate Move In

Listing Agent: Shawna Kemp or Karen Nordsick

Phone: 863-450-7519 or 813-440-3200

CONTACT US TODAY!

Karen Nordsick: 813-440-3200 (call or text)

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

Email: [Karen@MobileHomeSpot.com](mailto:Karen@MobileHomeSpot.com)

Email: [Shawna@MobileHomeSpot.com](mailto:Shawna@MobileHomeSpot.com)

## Home Overview:

**SPECTACULAR HOME OVERLOOKING GOLF COURSE!!** You will soon be living in blissful comfort in the home of your dreams as the new owner of meticulously well maintained and smartly upgraded 1993 Fleetwood Barrington! Priced right at \$38,500, and measuring 25x54, plus the 12x14 Florida room expansion, this tremendous home will provide approximately 1510 total square feet of interior living space, with two bedrooms and two bathrooms. It is in excellent condition and will be sold only partially furnished, so you may quickly begin to make this your personal showplace, with your own familiar furnishings and preferences. Some of the recent updates include the shingle roof (2019) and resurfaced driveway (2021). Outside, you'll have plenty of room for your extra things in the XL storage shed. This beautiful home is ready and waiting for you beside the #5 green in The Hamptons Golf and Country Club of Auburndale, a premier, resort-like 55+ adult community in the heart of Central Florida. The monthly lot rent of \$1007.50 includes taxes, trash removal, and use of park amenities. You deserve to have a home as nice as this! Call today, and let us help you make it yours! **ONE MORE THING:** The golf cart, washer, and dryer viewable in the pictures may be included in negotiations for the home!

## Community Overview:

The Hamptons Golf and Country Club of Auburndale is an absolutely fabulous, pet friendly, premier resort style 55+ tennis and golf community. Two pets per household are permitted; large dogs are accepted, but breed restrictions apply. However, certain breeds considered to be aggressive are prohibited. Some of the abundance of amenities at The Hamptons include an elegant clubhouse, full service restaurant, library, billiards hall, arts & crafts room, fitness center, pool and hot tub, 18 hole executive golf course, lighted tennis and shuffleboard courts, pickle ball, bocce ball, RV and boat storage, pet areas, stocked ponds for catch and release, and more! Activities: too many to list! The social event calendar is always jam packed! The Hamptons is conveniently located within minutes of many golf courses, restaurants, flea markets, antique shops, shopping centers, houses of worship, medical facilities, etc. Within a short drive: Tampa and Orlando metro areas, world class beaches, renowned attractions, international airports, cruise terminals, major league sports teams, awe inspiring state parks, museums; it is all right here! Consider joining the happy and satisfied residents of The Hamptons and begin enjoying the lifestyle you deserve!



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](mailto:Info@MobileHomeSpot.com) ♦ Visit Our Website: [www.MobileHomeSpot.com](http://www.MobileHomeSpot.com)

## Home Features:

**INTERIOR LAYOUT:** Expanded and bright pass-through kitchen, laundry room off of kitchen, 7x7 dining room, 13x16 living room, 11x17 master bedroom with deep double door closet, 10x13 guest bedroom with standard closet, 9x11 den/home office/hobby room, 10x14 original Florida room with 12x14 addition

**KITCHEN:** Expanded with bonus cabinets and recently (2020) resurfaced counter tops, pantry closet, tile back splash, plenty of storage and counter space

**BATHROOMS:** Spacious master has walk in shower, XL double vanity, two medicine cabinets, and linen closet; guest bath has combination tub/shower, single vanity, and two medicine cabinets

**INTERIOR:** Central A/C, mini split A/C unit into Florida room, six lighted ceiling fans, hall closet, window treatments or blinds throughout

**FLOORING:** Ceramic tile in kitchen, laundry room, and each bathroom; laminate in dining room, living room, den/office, and Florida room; carpet in each bedroom

**EXTERIOR:** Gray vinyl siding with white trim, newer (2019) asphalt shingle roof, carport, widened resurfaced driveway, 11x18 attached storage shed with overhead storage, lot overlooks #5 green of The Hamptons golf course

## Items Included:

**KITCHEN:** Frigidaire refrigerator, Kenmore range and dishwasher, Whirlpool microwave, tall white cabinet

**LAUNDRY ROOM:** Shelving

**DINING ROOM:** Table, four chairs, lighted ceiling fan

**FLORIDA ROOM:** Two end tables, lamp table, table lamp, TV, lighted ceiling fan

**DEN/HOME OFFICE:** Tall storage cabinet, lighted ceiling fan

**GUEST BEDROOM:** Night stand, wall mounted TV, lighted ceiling fan

**STORAGE SHED:** GE refrigerator, patio table, four chairs, shelving

**OTHER:** Lighted ceiling fan in living room and master bedroom

**SPECIAL NOTE:** Golf cart, washer, and dryer are negotiable

### Home Insurance:

Black's Insurance: 813-752-5225

Dutch Insurance: 863-557-5465

Barfield Insurance: 863-293-5400

### Important Phone Numbers:

TECO (power): 1-888-223-0800

City of Auburndale (water & sewer): 863-965-5500

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

### **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.



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](mailto:Info@MobileHomeSpot.com) ♦ Visit Our Website: [www.MobileHomeSpot.com](http://www.MobileHomeSpot.com)