

FOR SALE \$68,000: 34630 Yellow Parrot Drive, Zephyrhills, FL 33541



For Sale: \$68,000

Address: 34630 Yellow Parrot Drive, Zephyrhills, FL 33541

Community: Crystal Lake 55+ Community

Monthly Lot Rent: \$551.19

Size of Home: Doublewide + FL Room

Year of Home: 1998

2 Beds | 2 Baths | XL Shed With Laundry | Newer AC | Same Owners For 20+ Years | Comfortable Layout, A Must See

Listing Agent: Donna Reed

Phone: 678-333-4590 or 863-272-7200

CONTACT US TODAY!

Donna Reed: 678-333-4590

Local Agent

Call or Text

Email: Donna@MobileHomeDonna.com

Website: www.MobileHomeDonna.com

Home Overview:

You will enjoy your carefree Florida retirement in style as the new owner of this perfectly pretty 1998 Palm Harbor. Priced right at only \$68,000, and measuring 26x45, plus the 10x13 Florida room, this home will provide an approximate total of 1300 square feet of interior living space, with two bedrooms and two bathrooms. It is in good condition and will be sold fully furnished, making your move quick, easy, and stress free. Your new home is located close to the community entrance and amenities in Crystal Lake of Zephyrhills, a premier, resort-like 55+ adult community in the heart of Central Florida. The monthly lot rent of \$551.19 includes lawn mowing and use of park amenities. This home has been well cared for by the same family for 20+ years and has all it takes to be a happy home for many more! Call today and let us help you make it yours! **SPECIAL NOTICE:** The Central A/C unit was replaced in December 2021!

Community Overview:

Crystal Lake of Zephyrhills is a tremendously well maintained, resort like, 55+ adult gated community, conveniently located in the heart of Central Florida. Some of the amenities within the park include large clubhouse, fitness center, game room, library, pool, hot tub, shuffleboard, horseshoes, picnic area, and RV storage area. Residents enjoy a long list of scheduled activities; you will always have something planned! Sometimes, you just might want to drop a line in the water and wait for the next big catch! Within minutes of Crystal Lake: shopping centers, unique restaurants, medical facilities (Pasco Regional Hospital and Florida Hospital Zephyrhills), churches, theatres, bowling centers, museums, festivals, antique shops, too much to list! From Zephyrhills, you will have easy access to the Tampa and Orlando metro areas, and everything they have to offer: world class beaches, international airports, cruise terminals, major league sports teams, Hard Rock Casino, and more. Move to Crystal Lake and begin to enjoy the lifestyle you have earned!



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 pass-through kitchen, 8×10 dining room, 14×19 living room, 12×15 master bedroom with two standard closets, 10×11 guest bedroom with standard closet, 10×13 Florida room with vinyl windows

BATHROOMS: Master has walk-in shower, XL vanity, and medicine cabinet; guest bath has combination tub/shower, single vanity, and medicine cabinet

INTERIOR: Newer (December 2021) central A/C, three ceiling fans, breakfast bar in kitchen, upper cabinets at entry foyer, possible washer and dryer hookups in hall, finished walls in dining room, living room, and master bedroom, window treatments throughout

FLOORING: Vinyl in kitchen, entry foyer, and each bathroom; laminate in dining room, living room and hallway; carpet in Florida room and each bedroom

EXTERIOR: Gray vinyl siding with white trim, metal roof, long carport and resurfaced driveway, 12×15 attached storage shed with laundry

Items Included:

KITCHEN: Samsung refrigerator, Frigidaire range, Maytag dishwasher

DINING ROOM: Table, four chairs, chandelier

LIVING ROOM: Sofa, loveseat, chair and ottoman, recliner, three end tables, three table lamps, lamp table, TV and stand, ceiling fan

MASTER BEDROOM: Full size bed, dresser with mirror, armoire, two night stands, two table lamps, floor lamp, ceiling fan

GUEST BEDROOM: Trundle bed, two desks, office chair, table lamp, ceiling fan

FLORIDA ROOM: Glider, ottoman, four end tables

HALLWAY: Two side tables

STORAGE SHED/LAUNDRY ROOM: GE washer, LG dryer

Home Insurance:

ABC Accurate Insurance Mart: 813-991-8000

Black's Insurance: 813-752-5225

Dutch Insurance: 863-557-5465

Statewide Insurance: 352-523-0800

Important Phone Numbers:

WREC (power): 813-972-9233

Pasco Utilities (water & sewer): 352-521-4285

Waste Connections (trash pickup): 1-844-708-7274

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

DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE

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