

FOR SALE \$55,000: 34646 Yellow Parrot Dr., Zephyrhills, FL 33541



For Sale: \$55,000

Address: 34646 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: 1990

2 Beds | 2 Baths | Inside Laundry | Newer Roof | Same Owner
For 18 Years | Showroom Condition | A Must See Home

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'll soon be living the carefree Florida retirement lifestyle that you deserve as the new owner of this very pretty 1990 Palm Harbor home. Priced attractively at \$55,000, and measuring 25x50, including the fully integrated Florida room, this home will provide an approximate total of 1250 square feet of enjoyable living space, with two bedrooms and two bathrooms. It is in excellent condition and will be sold unfurnished (appliances will be included), so you may quickly begin to make this your personal showplace, with your own familiar furnishings and style. This outstanding home is located conveniently close to the park entrance, pool, 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.

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 kitchen, 9×10 dining room, 14×17 living room, 13×14 master bedroom with walk in closet, 9×11 guest bedroom with standard closet, 10×23 Florida room with vinyl windows, laundry room at side entry

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

INTERIOR: Unique layout, central A/C, three ceiling fans, breakfast bar and pantry cabinet in kitchen, built-in tall linen cabinet in master bedroom, built-in linen cabinet in hall, built in upper cabinets in laundry room, updated windows, window treatments throughout

FLOORING: Laminate in kitchen, laundry room, dining room, living room, master bedroom and each bathroom; carpet in Florida room and guest bedroom

EXTERIOR: Blue vinyl siding with white trim, newer rubber roof-over, carport, 8×9 attached storage shed with roll door for golf cart, lot location close to clubhouse, pool, amenities, and community entrance

Items Included:

KITCHEN: Maytag refrigerator, range, and dishwasher, Kenmore microwave

LAUNDRY ROOM: Kenmore washer, GE dryer

OTHER: Ceiling fan in Florida room, living room, and master bedroom

Home Insurance:

ABC Accurate Insurance Mart: 813-991-8000

Black's Insurance: 813-752-5225

Dutch Insurance: 863-557-5465

Important Phone Numbers:

WREC (power): 813-972-9233

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

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

DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE

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