

FOR SALE \$169,000: 38407 Callaway Blvd., Dade City, FL 33525



For Sale: \$169,000

Address: 38407 Callaway Blvd, Dade City, FL 33525

Community: The Highlands At Scotland Yards

Monthly Lot Rent: \$1,260.83

Size of Home: Doublewide + Screen Room

Year of Home: 2006

3 Beds (split plan) | 2 Baths | 2 Car Garage | Convenient Location, Near Amenities | Filled With Modern Updates

Listing Agent: Donna Reed

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

CONTACT US TODAY!

Donna Reed: 678-333-4590 (call or text)

Local Resident @ The Highlands at Scotland Yards

Email: Donna@MobileHomeDonna.com

Website: www.MobileHomeDonna.com

Home Overview:

You'll soon be enjoying your best years as the new owner of this this exceptionally well maintained and updated 2006 Palm Harbor! Priced right at \$169,000, and measuring 29x47/9, and the recently constructed 8x14 screen room, this comfortably spacious home with its open floor plan will provide approximately 1490 square feet of enjoyable living space, with three bedrooms and two bathrooms. It is in excellent condition; some of the recent updates include the remodeled kitchen, appliances, PVC flooring, baseboards, the shingle roof; the list goes on! Outside, the two car garage will provide secure parking for two vehicles, and the open back yard patio or the screen room will be the ideal place for some fresh air. Your new home is located on a perimeter lot in The Highlands at Scotland Yards of Dade City, a premier, resort-like 55+ adult golf course community in the heart of Central Florida. The monthly lot rent of \$1,260.83 includes trash removal, lawn mowing, and use of park amenities. As soon as you see this home for yourself, you'll know it's the right one for you! Call today and let us help you make it yours!

Community Overview:

The Highlands at Scotland Yards of Dade City is an extraordinary golf course resort community that offers its residents an unparalleled quality of life. Some of the abundance of amenities at The Highlands include an elegant 13,000 square foot clubhouse, two pools, whirlpool, sauna, community center, covered community patio, fitness center overlooking the pool, tennis courts, shuffleboard, bocce ball, pickle ball, horseshoes, library/business center, billiards room, game room, cards room, arts & crafts room with kiln, walking trails, RV and boat storage; everything you could imagine! The dog park is the perfect place for you and your furry friend (two pets per home are permitted, 50# limit each). Residents always have a full schedule with a seemingly endless list of activities: planned outings, water aerobics, chair yoga, ping pong, Koffee Klatch, dinners, luncheons, cookouts, holiday celebrations, musical events, movie nights, dances, bingo, poker, bridge, dominoes, Mahjongg, bunco, Quilters Club, ceramics, bible study, you name it! The Highlands is conveniently located within minutes of many restaurants, flea markets, antique shops, shopping centers, golf courses, houses of worship, medical facilities, etc. Within a short drive: world class white sand beaches, renowned attractions, international airports, cruise terminals, major league sports teams, awe inspiring state parks, museums; it is all right here! Consider joining the active community of The Highlands at Scotland Yards, where friendly people stay busy celebrating life every day! Visit for information about the highly acclaimed golf course within the community.



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, bright, and updated kitchen, laundry room off of kitchen, 8×10 dining room, 14×18 living room, 8×14 screen room, split bedroom floor plan: 12×14 master bedroom with walk-in closet, two guest bedrooms: 10×10 with walk-in closet and 10×12 with standard closet

REMODELED KITCHEN: Conveniently situated center island, granite counter tops, tile back splash, and pantry cabinet

BATHROOMS: Master has walk-in shower, XL double vanity, medicine cabinet, tall linen cabinet, and separate water closet; guest bath has combination tub/shower, single vanity, and medicine cabinet

INTERIOR: Open floor plan, central A/C, four lighted ceiling fans, upper and lower cabinets in laundry room, tall built-in cabinet in hall, most rooms recently repainted, finished walls, crown molding, and window treatments throughout

FLOORING: Recently installed PVC in kitchen, dining room, laundry room, master bathroom, and each bedroom; ceramic tile in guest bathroom; baseboards recently replaced

EXTERIOR: Beige vinyl siding with white trim, newer (2018) asphalt shingle roof, 19×20 two car garage, double wide driveway, open patio beside screen room, Sun Setter awning, perimeter lot location

Items Included:

KITCHEN: Newer Frigidaire refrigerator, Whirlpool range, Amana dishwasher, built in GE microwave

LAUNDRY ROOM: Newer Amana washer and Hot Point dryer

OTHER: Chandelier in dining room; lighted ceiling fan in living room and each bedroom

Home Insurance:

ABC Accurate Insurance Mart: 813-991-8000

Black's Insurance: 813-752-5225

Dutch Insurance: 863-557-5465

Important Phone Numbers:

DUKE (power): 1-800-700-8744

City of Zephyrhills (water): 813-780-0015

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

DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE

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