

FOR SALE \$65,000: 5731 Viau Way, Zephyrhills, FL 33540



Address: 5731 Viau Way, Zephyrhills, FL 33540

Community: Forest Lake Estates

Monthly Lot Rent: \$664.00

Size of Home: Doublewide + 2 Bonus Rooms

Year of Home: 1995

2 Beds | 2 Baths | 2 Bonus Rooms | Partly Furnished + Golf Cart | XL Private Back Yard | Updates Throughout | A Must See

Listing Agents: Laura Mahon-Tinsman or Traci Johns

Phone: 813-701-4991 or 404-729-5261

CONTACT US TODAY!

Traci Johns: 404-729-5261 (call or text)

Laura Mahon-Tinsman: 813-701-4991



Email: Traci @MobileHomeTraci.com

Email: Laura@MobileHomeLaura.com

Home Overview:

You will know you're home as soon as you step inside this super spacious and tremendously well maintained 1995 Fleetwood. Priced right at \$65,000, and measuring 27x49/61, including an originally constructed Veranda room and the added Florida room, this home provides an approximate total of 1610 square feet of interior living space, with two bedrooms and two bathrooms. It is in excellent condition and will sold mostly furnished, so you will have a head start with making this your unique showplace! Several features set this home apart from most others: two bonus rooms, built in home office, golf cart, and the expansive back yard with wooded view. Your new dream home is located on a perimeter lot with no back neighbor in Forest Lake Estates of Zephyrhills, a resort-like 55+ community in the heart of Central Florida. The monthly lot rent of \$664 includes trash removal, lawn mowing, and use of park amenities. Call today; if you do not buy it, someone else will! **SPECIAL NOTE:** The Club Car golf cart viewable in the pictures will be included with the sale of the home!

Community Overview:

Forest Lake Estates is an amazingly well maintained, pet friendly (two pets per home and not to exceed forty (40) pounds in combined weight will be permitted), 55+ gated adult community in Zephyrhills, in the heart of dynamic Central Florida. Forest Lake Estates is within minutes of major attractions, world class beaches and more. Even closer, you'll find local favorites, like restaurants, golf courses, shopping centers, flea markets, and antique shops. Among the activities at Forest Lake Estates: dinners, dancing, weekly bingo, craft fairs, quilting, ice cream socials, corn hole, wood carving, musical events, six organized men's and women's golf leagues. Amenities Forest Lake Estates offers: Wide, lighted streets, 10,000 square foot clubhouse, billiards room, library, heated pool and spa, 16 acre stocked lake with two fishing piers, 18 hole miniature golf, 12 shuffleboard courts, 2 lighted tennis courts, basketball, horseshoe pits, plus so much more.



Mobile Home Spot ♦ 122 E. Main Street #232 ♦ Lakeland, FL 33801

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Home Features:

INTERIOR LAYOUT: Open and bright eat-in kitchen, 8×9 dining room, 11×18 living room, 11×13 veranda, 10×13 Florida room with glass windows, 11×19 master bedroom with walk-in closet, 10×13 guest bedroom with standard closet, inside laundry room/home office

KITCHEN: Breakfast bar, two pantry cabinets with pull-out drawers, recently refaced cabinets

BATHROOMS: Master has walk-in shower, XL double corner vanity, wall cabinet, tall linen cabinet, and separate water closet with pocket door; guest bath has combination tub/shower, single vanity, medicine cabinet, and two entry doors

INTERIOR: Central A/C, six ceiling fans, built in hutch in dining room, built in desk and upper cabinets in home office, hall closet, most windows updated, window treatments throughout

FLOORING: Vinyl in kitchen, laundry room, and each bathroom; laminate in dining room, living room, veranda, and each bedroom; ceramic tile in Florida room

EXTERIOR: Blue vinyl siding with white trim, aluminum roof, long carport and widened resurfaced driveway, open back patio overlooking huge private back yard with wooded view and no back neighbor, 11×12 attached storage shed with door to back patio

Items Included:

KITCHEN: LG refrigerator, Frigidaire range, Kenmore dishwasher, Whirlpool microwave, ceiling fan

DINING ROOM: Table, six chairs, chandelier

LIVING ROOM: Sofa, recliner, lighted ceiling fan

VERANDA: Ceiling fan

FLORIDA ROOM: Lighted ceiling fan

MASTER BEDROOM: Lighted ceiling fan

GUEST BEDROOM: Full size bed, chest of drawers, night stand, lighted ceiling fan

LAUNDRY ROOM/HOME OFFICE: Samsung washer and dryer

STORAGE SHED: Club Car golf cart, laundry sink, work bench, shelving

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.



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