

# FOR SALE \$24,900: 83 Misty Meadow Road, Winter Haven, FL 33881



For Sale: \$24,900

Address: 83 Misty Meadow Road, Winter Haven, FL 33881

55+ Community: Colony Club Mobile Estates

Monthly Lot Rent: \$400.00

Size of Home: Singlewide + 2 Bonus Rooms

Year of Home: 1975

1 Bed | 1 Bath | Inside Laundry | Two Sheds | Private Back Yard  
| Newer AC and Roof | Furnished | Quick Move In

Listing Agent: Shawna Kemp

Phone: 863-450-7519 or 863-272-7200

## CONTACT US TODAY!

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

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

### Home Overview:

Take a close look at this comfortably cozy and thoroughly updated 1975 Skyline that's priced to sell at only \$24,900! Measuring 12x56, plus the 10x17 Florida room AND the 8x10 raised screen room, this beauty will provide you with approximately 920 square feet of living space, with one bedroom and one bathroom. Some of the improvements in recent years include the metal roof, A/C unit, duct work, water heater, and most of the flooring. Outside, you'll have extra storage space in either of the two storage sheds. It is in excellent condition, immediately available, and will be sold mostly furnished. Your new home is ready for you to enjoy on an extra large perimeter lot in Colony Club Mobile Home Estates of Winter Haven, a very friendly and super affordable 55+ community in Winter Haven, close to all the best of Central Florida. The ultra low monthly lot rent is only \$400, one of the best rates in the entire area. Whether you're a seasonal snowbird or full time resident, this home is ready and waiting for you to enjoy! Call today. **SPECIAL NOTE: Colony Club requires that all residents have a minimum monthly income of \$2,000 and a minimum credit score of 700. Home owners are responsible to pay for electric, water, sewer, trash removal, and lawn mowing. Up to two pets (25 pound limit) per household are permitted.**

### Community Overview:

Colony Club Mobile Home Estates is a pet friendly, very well maintained 55+ adult community, conveniently located close to all the best of Central Florida. Amenities include clubhouse, shuffleboard, billiards, and library. You will stay active with a long list of activities, including bingo, cards, coffee and doughnuts, dinners, pot lucks, cookouts, game nights, musical events, and holiday celebrations. Within minutes of Colony Club, residents have everything they need: shopping centers, restaurants, medical facilities, houses of worship, museums, festivals, flea markets, antique shops, Lego Land, too much to list! From Winter Haven, you'll have easy access to the Tampa and Orlando metro areas, and everything they have to offer, like international airports, cruise terminals, major league sports teams, world renowned beaches and attractions, unbelievable! Consider joining the satisfied residents of Colony Club, where every neighbor is a friend!



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:** Wide open 11×24 eat-in kitchen, 11×21 living room, cozy 9×9 bedroom, updated 10×17 Florida room under central A/C, 8×10 screen room

**UPDATED BATHROOM:** Full bathroom has walk-in shower, wide double vanity, medicine cabinet, and linen closet

**BEDROOM:** Standard size mirrored door closet, built in desk and drawers

**INTERIOR:** Newer (2017) central A/C, breakfast bar and pantry closet in kitchen, hall closet

**FLOORING:** Vinyl in kitchen and bathroom; vinyl in living room, Florida room, and bedroom

**EXTERIOR:** Ivory metal siding with mint green trim, newer (2019) metal roof, carport, 7×8 attached storage shed with laundry, 8×8 unattached storage shed

## Items Included:

**KITCHEN:** Whirlpool refrigerator, newer Magic Chef wall oven, GE surface cook top

**DINING AREA:** Table, two chairs

**LIVING ROOM:** Recliner, chair, two table lamps, floor lamp, bookshelf, five storage units, TV stand

**BEDROOM:** Chair, dresser with mirror, night stand, table lamp

**FLORIDA ROOM:** End table, table lamp, shelving

**SCREEN ROOM:** Desk and chair, lounge chair, small table, end table

**STORAGE SHED/LAUNDRY ROOM:** Whirlpool washer, Roper dryer, shelving

**STORAGE SHED 2:** Work bench, shelving

### Home Insurance:

Dutch Insurance: 863-557-5465

ABC Accurate Insurance Mart: 813-991-8000

Barfield Insurance: 863-293-5400

### Important Phone Numbers:

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

City of Winter Haven (water, sewer, trash): 863-291-5678

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

### Land Lease Mobile Home Closing Costs:

**6 percent Florida Sales Tax, \$50.00 County Tax, \$275 Title and Registration Transfer, \$395 Closing Fee**

### **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)