

FOR SALE \$27,900: 9553 Old Lakeland Hwy Lot 16B, Dade City, FL 33525

PRICE REDUCED



For Sale: \$27,900

Address: 9553 Old Lakeland Hwy Lot 16B, Dade City, FL

Community: Sunshine Raceway RV Park

Monthly Lot Rent: \$290.00

Size of Home: Permanent Trailer

Year of Home: 2011

1 Bed | 1 Bath | XL Private Back Yard | Inside Laundry |
Spacious Unit With Modern Features | Furnished | Fast Move In

Listing Agent: Shawna Kemp and Lisa Cooper

Phone: 863-450-7519 or 863-777-0272

CONTACT US TODAY!

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

Lisa Cooper: 863-777-0272 (call or text)

Email: Shawna@MobileHomeShawna.com

Email: Lisa@MobileHomeLisa.com

Home Overview:

Nice Home, Nice Price, Affordable Lot Rent!! You will soon be living in luxury while enjoying the carefree Central Florida lifestyle as the new owner of this very appealing 2011 Grand Lodge by Wildwood Park Trailer. Priced to sell at \$27,900, and measuring 8x35 plus the slide-outs, this modern home will provide approximately 360 total square feet of interior living space, with one bedroom and one bathroom. It is in excellent condition, immediately available, and will be sold furnished (the furnishings pictured are included), so practically everything you'll need is already in place! Some of the modern features include the inside washer/dryer, and the dishwasher. Outside, you will enjoy the fresh air and sunshine on the recently constructed raised deck. Your new home is located on an extra large perimeter lot with no back neighbor in Sunshine Raceway Mobile Home Park of Dade City, a super affordable and pet friendly (all dogs welcome, no weight or breed restrictions apply) 55+ adult community in the heart of Central Florida. The ultra low monthly lot rent for year-round residents is only \$290, and that includes water, sewer, trash removal, and lawn mowing! This is the one you've been waiting for! Call today and let us help you make it yours!

Community Overview:

Sunshine Raceway MHP of Dade city is a super affordable, modestly sized, and very friendly 55+ adult community. How friendly? Sunshine Raceway allows its residents to bring their horses with them! Residents of Sunshine Raceway come to Dade City to escape the cold northern winter weather, and to enjoy the carefree Central Florida lifestyle. Activities at the community include horse races, dinners, luncheons, coffee and doughnuts, bingo, game nights, outdoor games, movie nights, group outings, and more. The park is pet friendly (*all dogs welcome, no weight or breed restrictions apply*) and is located in a country setting, but you will be only a few short minutes from shopping centers, restaurants, churches, and medical centers, everything you need. Also within a short drive: International airports, cruise terminals, Interstate highways, major league sports teams, world renowned attractions, endless white sand beaches, and more. Join the happy residents of Sunshine Raceway; this is where you want to be!



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: 11×23 combination kitchen/dining area/living room, cozy 8×9 bedroom, laundry closet accessible through bathroom

BATHROOM: Walk-in shower, single vanity, and medicine cabinet

BEDROOM: Standard closet, built in shelves and drawers

INTERIOR: Three lighted ceiling fans, breakfast bar and pantry cabinet in kitchen, some window treatments

FLOORING: Vinyl in kitchen, living room, and bathroom; carpet in living room and bedroom

EXTERIOR: White metal siding, off street parking, recently constructed raised deck, 8×10 unattached storage shed, expansive lot and private back yard with no back neighbor

Items Included:

KITCHEN: Estate refrigerator and range, Frigidaire dishwasher, Magic Chef microwave, lighted ceiling fan

LAUNDRY CLOSET: Stacked Kenmore washer and dryer

LIVING ROOM: Lighted ceiling fan

BEDROOM: Lighted ceiling fan

OTHER: All pictured furniture is **NOW INCLUDED!!**

Home Insurance:

Dutch Insurance: 863-557-5465

ABC Accurate Insurance Mart: 813-991-8000

Black's Insurance: 813-752-5225

Important Phone Numbers:

WREC (power): 813-972-9233

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

Water, Sewer, Trash, Mowing: Included With Lot Rent

DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE

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