

## FOR SALE BY OWNER...

Appealing, move-in ready, furnished, and well maintained 2010 Palm Harbor Manufactured home offering 1200+ sq. ft of living space, located in Dunedin FL. Dunedin Palms is a 55+ community, conveniently located within walking distance to beautiful Downtown Dunedin as well as the Pinellas Trail (for walking and biking), the Toronto Blue Jays Stadium, Dunedin Marina, and an unimaginable number of local bars/breweries, eateries and shops. We are located approximately 6 miles from the Dunedin Causeway and 8 miles from Honeymoon Island, Caledesi Island and less than 10 miles from Clearwater Beach. There is no better place to watch a sunset or relax at the beach. Dunedin Palms mobile home park is well maintained and is 100% resident owned, low HOA fees of \$215 per month and there is no "Lot Rent". It offers a heated pool, shuffleboard courts, and large clubhouse. It is a very active and social park offering many park activities including a golf league. This home and location offers everything you need for great Florida living.

HOME: Well maintained double wide manufactured Palm Harbor Home 1200+ Sq ft, Wind Zone 3 certified, located at Dunedin Palms Mobile Home Park, 130 Patricia Avenue Lot #79

The home comes fully furnished and has had minimal use by two snowbirds. It is a 3 bedroom 2 bath home with vaulted ceilings in the main living/dining area, galley kitchen, and indoor laundry, attached shed and large screened/tiled Florida room.

LIVING ROOM: Open concept with crown molding, 40" Sony Bravia TV, two Sleeper sofas, (one queen size and one twin size) and a double power recliner. Brand new ceiling fan.

DINING AREA: Table with 4 swivel chairs. Additional leaf for expansion to seat 6-8 with two additional swivel chairs.

KITCHEN: Fully applanced galley kitchen, stainless refrigerator with water and ice maker, stove, dishwasher and new stainless sink, tiled floor. laundry closet with washer, dryer as well as sliding glass door leading to the Lanai.

MASTER BEDROOM has a queen sized comfortable bed, TV and double closets and lots of drawer space and ceiling fan and very nice bedroom furniture.

EN-SUITE BATHROOM: Spacious walk-in shower with sliding glass doors. Built in linen storage, seat height toilet, sink/cabinet.

2ND & THIRD BEDROOMS: 2nd bedroom has queen sized bed and 3rd bedroom has a twin bed. Both of these room have a built in closet with drawer space.

2ND BATHROOM: Full bath/shower, sink, seat-height toilet and tile floor .

All rooms have room darkening accordion window shades.

LANAI: Fully furnished, tiled and screened in Florida room.

STORAGE SHED: Includes 2nd refrigerator, gas grill, beach items such as chairs, umbrella, pails and shovels (there is a baby stroller for those grandbabies).

CARPORT: Covered carport (recently replaced) with outdoor swing .

Concrete Driveway

Fenced in back yard

Central HVAC (3 years old)

Unit can sleep up to 8 people comfortably.

Asking Price: \$229,000

For more information please CALL, TEXT or EMAIL:

rsammarco07@gmail.com

John (207-450-1754) or Rachel (207-332-2946)