

## MOTIVATED SELLER \$119,000

### A Move-In Ready Gem in the Heart of Dunedin, Florida — Land Included

Welcome to your next happy place! This adorable, fully furnished two-bedroom, one-bath mobile home is located in a highly sought-after Dunedin, Florida community, and you own the land it sits on—no lot rent.

Just a golf cart ride from downtown Dunedin, this home offers the perfect blend of comfort, convenience, and Florida charm. Inside, you'll find a clean, well-maintained home that comes completely furnished, so you can move right in. The living room features a huge sectional, ideal for relaxing or entertaining. The home has carpet and linoleum flooring, window blinds, central HVAC, and a brand-new refrigerator.

Enjoy outdoor living with a screened-in porch, perfect for enjoying Florida's beautiful weather. There is also a covered carport that fits two or more vehicles and a storage shed for all your storage needs.

The community offers outstanding amenities with low HOA fees of only \$215 per month, including:

- A lake
- Swimming pool
- Shuffleboard courts
- Clubhouse
- Community garage with shared tools
- And truly some of the best neighbors around

The location is unbeatable. You're minutes from:

- Downtown Dunedin's festivals, restaurants, breweries, and marina
- Toronto Blue Jays Spring Training Stadium
- Honeymoon Island and its beautiful beaches

This home is adorable, affordable, fully furnished, and ready to go—with the added value of land ownership in one of Dunedin's most desirable areas.

Come see it for yourself and experience easy Florida living at its best.

All for just \$119,000. Please contact Russ by phone or text at 815-988-7749.









