

# 35057 MCCULLOUGH'S LEAP ZEPHYRHILLS FL 33541

<https://candiscarmichael.com>



\$210,000



Move-in ready and beautifully maintained, this 2-bedroom, 2-bath home offers comfort, style, and thoughtful updates throughout. From the moment you arrive, you'll notice the attractive landscaping and welcoming open front porch, perfect for relaxing and enjoying the Florida sunshine. Inside, the home features brand-new luxury plank flooring, fresh interior paint, double-pane windows, and a roof [...]

- 2 beds
- 2 baths
- Residential
- Manufactured Home
- Active
- 1208 sq ft



## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRTB8484364



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8484364>

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## Basics

**Bathrooms Full:** 2

**Category:** Manufactured Home

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1208 sq ft

**Year built:** 1986

**ListOfficeName:** DALTON WADE INC

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 4475 sq ft

**SubdivisionName:** COLONY HILLS COMMUNITY

**ListAOR:** mfrmls

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## Location Details

**Township:** 26S

**Road Responsibility:** Public Maintained Road

**Middle Or Junior School:** Raymond B Stewart  
Middle-PO

**Road Surface Type:** Asphalt, Paved

**Elementary School:** Chester W Taylor  
Elemen-PO

**High School:** Zephyrhills High School-PO

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## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Stone Counters, Window Treatments

**Flooring:** Vinyl

**Patio And Porch Features:** Front Porch

**Carport YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Number Limit, Size Limit

**Roof:** Membrane

**Window Features:** Double Pane Windows

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

**Appliances:** Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Parking Features:** Covered

**Carport Spaces:** 1

**Exterior Features:** Hurricane Shutters, Rain Gutters, Storage

**Security Features:** Smoke Detector(s)

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Sewer Connected, Sprinkler Meter, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Level, Paved

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## Property Details

**Subdivision Name:** COLONY HILLS COMMUNITY

**Levels:** One

**Foundation Details:** Concrete Perimeter

**Listing Terms:** Cash, Conventional

**Parcel Number:** 17-26-21-0060-00000-0120

**Direction Faces:** South

**Construction Materials:** Vinyl Siding

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Fee:** 720

**Association Fee Includes:** Common Area Taxes, Pool, Recreational Facilities

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Pool, Sidewalks, Tennis Court(s), Street Lights



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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$1,479

**Tax Legal Description:** COLONY HILLS COMMUNITY PH 1 PB 21 **Tax Lot:** 12  
PG 137 LOT 12

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	11x15	First	15	11
Primary Bathroom	5x8	First	8	5
Bedroom 2	10x13	First	13	10
Bathroom 2	4x7	First	7	4
Kitchen	11x14	First	14	11
Dining Room	9x11	First	11	9
Living Room	13x16	First	16	13
Foyer	11x13	First	13	11
Florida Room	11x17	First	17	11
Laundry	7x9	First	9	7
Utility Room	3x9	First	9	3

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Smoke Detector(s)

**WindowFeatures:** Double Pane Windows

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Sewer Connected, Sprinkler Meter, Water Connected

**Amenities:** Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Pool, Sidewalks, Tennis Court(s), Street Lights

**ExteriorFeatures:** Hurricane Shutters, Rain Gutters, Storage

**Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Stone Counters, Window Treatments

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Vinyl Siding

**Parking:** Covered

**Heating:** Central, Electric

**Roof:** Membrane

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## Miscellaneous

**Ownership:** Fee Simple

**Other Structures:** Storage, Workshop

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, Call Before Showing, Call Listing Agent, Combination Lock Box



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