

# 39344 BOHAN LN ZEPHYRHILLS FL 33540

<https://candiscarmichael.com>



Welcome to peaceful country living in this modern yet cozy 5 bedroom, 2-bath manufactured home built in 2019 and situated on a full one acre in Zephyrhills. This property offers the freedom and privacy of rural living with fully fenced backyard and plenty of space to spread out, store your work equipment, boat, trailer, or [...]

- 5 beds
- 2 baths
- Residential
- Manufactured Home
- Active
- 1836 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8469572



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Description

### Virtual Tour:

[https://zillow.com/view-imx/1e70a84d-58ea-4dcd-91ed-a15ef1c91589?initialViewType=pano&setAttribution=mls&utm\\_source=dashboard&wl=1](https://zillow.com/view-imx/1e70a84d-58ea-4dcd-91ed-a15ef1c91589?initialViewType=pano&setAttribution=mls&utm_source=dashboard&wl=1)

## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Category:** Manufactured Home

**Type:** Residential

**Bedrooms:** 5 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Area, sq ft:** 1836 sq ft

**Lot size, sq ft:** 43560 sq ft

**Year built:** 2019

**SubdivisionName:** ZEPHYRHILLS COLONY CO **ListOfficeName:** CHARLES RUTENBERG REALTY INC

**ListAOR:** mfrmls

## Location Details

**Township:** 25

**Road Surface Type:** Dirt

**Elementary School:** Centennial Elementary-PO **Middle Or Junior School:** Pasco Middle-PO

**High School:** Pasco High-PO

## Property Features

**Interior Features:** Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor

**Appliances:** Dishwasher, Disposal, Range, Refrigerator

**Flooring:** Linoleum

**Laundry Features:** Inside

**Patio And Porch Features:** Deck, Front Porch

**Pets Allowed:** Yes

**Exterior Features:** Private Entrance, Private Mailbox, RV Hookup

**Roof:** Metal

**Utilities:** Cable Available, Electricity Connected, Public

**Water Source:** Well

**Sewer:** Septic Tank

**Cooling:** Central Air

**Heating:** Central

**Furnished:** Unfurnished



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



## Property Details

**Subdivision Name:** ZEPHYRHILLS COLONY CO

**Levels:** One

**Foundation Details:** Crawlspace

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 25-25-21-0010-00500-0040

**Direction Faces:** North

**Construction Materials:** Vinyl Siding

## Association Information

**Association YN:** Yes

**Association Fee:** 29.62

**Association Fee Frequency:** Monthly

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$1,755

**Tax Legal Description:** ZEPHYRHILLS COLONY COMPANY  
LANDS IN SECTION 25 PB 1 PG 55

**Tax Lot:** 7

## Rooms



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

Room type	Dimensions	Level	Length	Width
Living Room	17x13	First	13	17
Dining Room	8x12	First	12	8
Kitchen	11x13	First	13	11
Primary Bedroom	19x12	First	12	19
Bedroom 2	12x13	First	13	12
Bedroom 3	12x13	First	13	12
Bedroom 4	8.4x12	First	12	8.4
Balcony/Porch/Lanai	13x8	First	8	13
Balcony/Porch/Lanai	9x3	First	3	9
Primary Bathroom	11x12	First	12	11
Bathroom 2	5x9	First	9	5
Bedroom 5	9x9	First	9	9

## Amenities & Features



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**ExteriorFeatures:** Private Entrance, Private Mailbox, RV Hookup

**Features:** Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Cable Available, Electricity Connected, Public

**Amenities:** Dishwasher, Disposal, Range, Refrigerator

## Building Details

**NewConstructionYN:** No

**Exterior material:** Vinyl Siding

**Heating:** Central

**Roof:** Metal

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Private Entrance, RV Hookup

**Occupant Type:** Owner

**Showing Requirements:** Combination Lock Box



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

