

# 4945 SHORE LINE DR POLK CITY FL 33868

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. **HUGE PRICE REDUCTION!**  
This is an **ALL-AGES** community (NOT 55+). \*\*\*Leasing or Owning a Class A motorhome or Private Motor Coach is required during your first year of accumulated residency (before moving in), but after 1 year it is not a requirement.\*\*\* This beautifully maintained home offers [...]

- 2 beds
- 2 baths
- Residential
- Manufactured Home
- Active
- 1378 sq ft



## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRL4956694



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Basics

**Bathrooms Full:** 2

**Category:** Manufactured Home

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 7855 sq ft

**View:** Water

**ListOfficeName:** DALTON WADE INC

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1378 sq ft

**Year built:** 1990

**SubdivisionName:** MOUNT OLIVE SHORES

**ListAOR:** mfrmls

## Location Details

**Township:** 27

**Road Surface Type:** Asphalt, Paved

**Road Responsibility:** Private Maintained Road

## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Split Bedroom, Walk-In Closet(s), Window Treatments

**Flooring:** Luxury Vinyl

**Patio And Porch Features:** Covered, Front Porch, Screened, Side Porch

**Carport YN:** Yes

**Pets Allowed:** Yes

**Roof:** Metal

**Window Features:** Blinds, Double Pane Windows

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Disposal, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer, Water Softener

**Laundry Features:** Inside, Laundry Room

**Parking Features:** RV Carport

**Carport Spaces:** 3

**Exterior Features:** Private Mailbox, Sliding Doors, Storage

**Security Features:** Gated Community

**Utilities:** Public, Sewer Connected

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** In County, Oversized Lot, Private

## Property Details

**Subdivision Name:** MOUNT OLIVE SHORES

**Levels:** One

**Foundation Details:** Crawlspace, Pillar/Post/Pier

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

**Parcel Number:** 25-27-06-298362-000310

**Direction Faces:** East

**Construction Materials:** Metal Frame, Vinyl Siding

**Property Condition:** Completed

## Association Information



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**Association YN:** Yes

**Association Fee Frequency:**

Annually

**Association Fee:** 1188

**Association Fee Includes:** Common Area Taxes, Pool, Escrow Reserves Fund, Maintenance Grounds, Private Road, Recreational Facilities

**Association Amenities:**

Clubhouse, Gated, Pool, Recreation Facilities, Shuffleboard Court

**Community Features:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Gated Community - No

Guard, Golf Carts OK, Street Lights

## Fees & Taxes

**Tax Year:** 2025

**Tax Annual**

**Amount:** \$1,031

**Tax Legal Description:** MOUNT OLIVE SHORES PHASE TWO PB 87 PG 26 LYING IN A PORTION OF SEC 1 T27S R24E AND SEC 6 T27S R25E LOT 31 AND 1/45 INT IN PARCELS A B C D AND PRIVATE ROADS

**Tax Lot:** 31

## Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	First
Bedroom 2	First

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Gated Community

**WindowFeatures:** Blinds, Double Pane Windows

**Utilities:** Public, Sewer Connected

**Amenities:** Disposal, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer, Water Softener

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Street Lights

**ExteriorFeatures:** Private Mailbox, Sliding Doors, Storage

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Split Bedroom, Walk-In Closet(s), Window Treatments

## Building Details

**NewConstructionYN:** No

**Exterior material:** Metal Frame, Vinyl Siding

**Parking:** RV Carport

**Heating:** Central, Electric

**Roof:** Metal

## Miscellaneous

**Ownership:** Fee Simple

**Other Structures:** Finished RV Port, Shed(s)

**Occupant Type:** Owner

**Showing Requirements:** Gate Code Required, See Remarks, ShowingTime



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