

# 6311 BALMY LANE ZEPHYRHILLS FL 33542

<https://candiscarmichael.com>



Welcome HOME to Country Aire Villages (55+). This is a co-operative Mobile Home Community with LOW (\$130) monthly fees which include cable TV and internet also water & sewer. This Home has been beautifully remodeled with loads of up-grades. For a single wide, this is boasting with loads of space to spread out. Non Smoking [...]

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



## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRTB8411579



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8411579>

## Basics

**Bathrooms Full:** 2

**Category:** Manufactured Home

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 798 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:** 3600 sq ft

**SubdivisionName:** COUNTRY AIRE VILLAGE

**ListAOR:** mfrmls

## Location Details

**Township:** 26S

**Road Surface Type:** Asphalt

**Road Responsibility:** Private Maintained Road

## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan

**Flooring:** Laminate

**Carport YN:** Yes

**Pets Allowed:** Breed Restrictions, Dogs OK, Number Limit, Size Limit

**Roof:** Metal

**Water Source:** Private

**Cooling:** Central Air

**Furnished:** Furnished

**Appliances:** Microwave, Range, Refrigerator

**Laundry Features:** Laundry Closet

**Carport Spaces:** 1

**Exterior Features:** Rain Gutters, Storage

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

**Sewer:** Private Sewer

**Heating:** Central

## Property Details

**Subdivision Name:** COUNTRY AIRE VILLAGE

**Levels:** One

**Foundation Details:** Crawlspace

**Listing Terms:** Cash

**Parcel Number:** 21-26-01-007.0-00M.00-513.0

**Direction Faces:** Northwest

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

## Association Information

**Association YN:** Yes

**Association Fee Frequency:**  
Monthly

**Association Fee:** 140

**Association Fee Includes:** Cable TV, Pool, Escrow Reserves Fund, Internet, Maintenance Grounds, Management, Private Road, Recreational Facilities, Sewer, Water

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Tennis Court(s)

**Association Amenities:** Cable TV, Clubhouse, Gated, Laundry, Maintenance, Pickleball Court(s), Pool, Recreation Facilities, Shuffleboard Court, Tennis Court(s)



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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$1,184

**Tax Legal Description:** COUNTRY AIRE VILLAGE OR 1463 PGS  
789-819 BLOCK M UNIT 513 & COMMON ELEMENTS OR 6847 PG 668 OR  
7431 PG 671 OR 8763 PG 1490 OR 9690 PG 3546

**Tax Lot:** 7150

## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	14x12	First	12	14
Living Room	14x14	First	14	14
Primary Bedroom	14x12	First	12	14
Primary Bathroom	9x7	First	7	9
Bedroom 2	10x10	First	10	10
Bathroom 2	7x5	First	5	7
Workshop	12x8	First	8	12
Bonus Room	10x38	First	38	10

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Tennis Court(s)

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

**Amenities:** Microwave, Range, Refrigerator

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Rain Gutters, Storage

**Features:** Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan

## Building Details

**NewConstructionYN:** No

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

**Heating:** Central

**Roof:** Metal

## Miscellaneous

**Ownership:** Co-op

**Occupant Type:** Vacant

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Combination Lock Box



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