



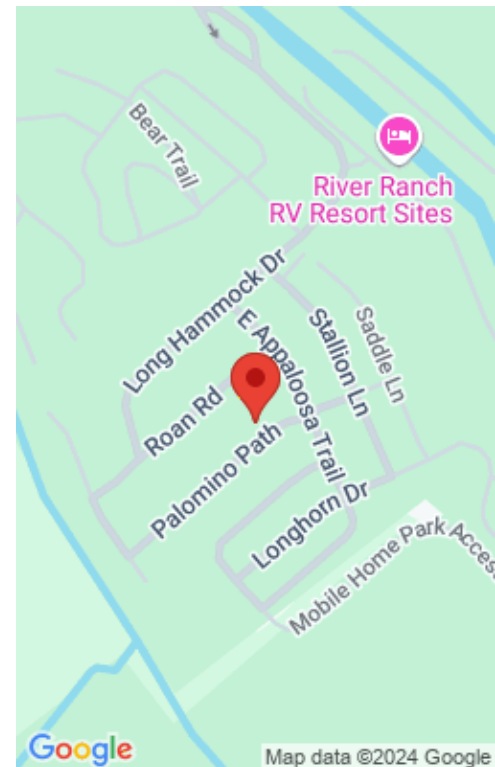
\$240,000

## 30058 RIVER RANCH BLVD, RIVER RANCH, FL 33867, USA

<https://restaurantsalesleasing.com>

WELCOME TO RIVER RANCH, Florida's Luxury RV Resort with access to Lake Kissimmee! This property is located in PHASE ONE. This is Deeded, you own it all! This home has a lovely front screened porch, a LARGE kitchen with a fantastic breakfast bar and plenty of storage! The dining area has a built-in cabinet curio [...]

- 2 beds
- 2 baths
- Manufactured Home - Post 1977
- Residential
- Active
- 1140 sq ft



---

## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Area:** 1140 sq ft

**Subdivision Name:** LONG HAMMOCK PHASE ONE

**Parcel Number:** 31-31-23-996010-004280

**Bathrooms Full:** 2

**DOM:** 6

**List Office MLS ID:** MFR271500038

**Type:** Manufactured Home - Post 1977

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Year built:** 1991

**Total Acreage:** 0 to less than 1/4 acres

**Township:** 31

**County:** Polk

**Lot Size Acres:** 0.09 acres

---

## Building Details

**Roof:** Metal, Shingle

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

**Heating:** Central, Wall Units / Window Unit

**Water Source:** Private

**Flooring:** Tile, Vinyl

---

## Amenities & Features



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

**Sewer:** Public Sewer

**Association Amenities:** Clubhouse, Fitness Center, Laundry, Pickleball Court(s), Pool, Sauna, Spa/Hot Tub, Tennis Court(s)

**Appliances:** Dryer, Microwave, Range, Refrigerator, Washer

**Exterior Features:** Lighting, Rain Gutters, Storage

**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Skylight(s), Solid Surface Counters, Solid Wood Cabinets, Stone Counters

**Window Features:** Window Treatments

**Utilities:** Cable Connected, Electricity Available, Phone Available, Sewer Connected, Street Lights, Water Connected

**Association Fee Frequency:** Quarterly

**Community Features:** Clubhouse, Deed Restrictions, Fitness Center, Golf Carts OK, Pool, Tennis Courts

**Furnished:** Furnished

**Laundry Features:** Inside

---

## Fees & Taxes

**Association Fee:** \$699

**Tax Year:** 2023

**Tax Annual Amount:** \$1,695

---

## Miscellaneous

**Number Of Pets:** 2

**Ownership:** Fee Simple

**List Office Name:** COLDWELL BANKER ELLISON REALTY  
O

**Possession:** Close of Escrow

**Zoning:** R1

**Attribution Contact:** 352-732-8350

