



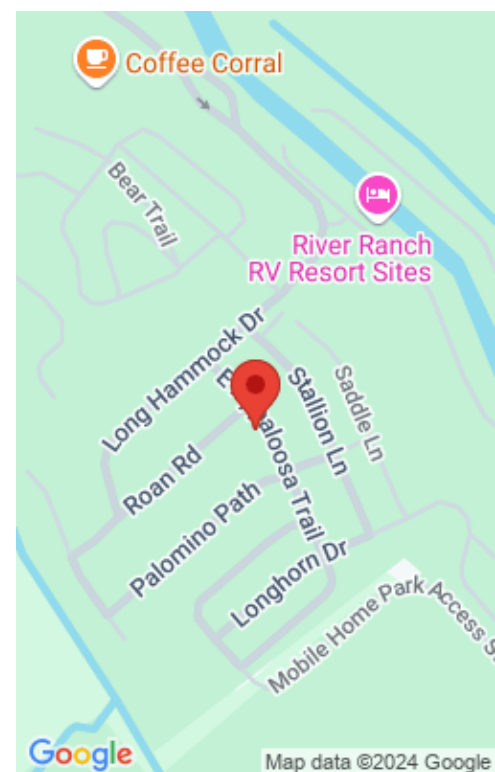
\$175,000

85 ROAN RD, RIVER RANCH, FL 33867, USA

<https://restaurantsalesleasing.com>

Great fully furnished updated 2/2 home located in walking distance to pool and activities. Association offers resort living with; pools, hot tubs, bathing facilities, shuffleboard, tennis/pickleball, fitness center, sauna, poker room, billiard room and more. The bordering property offers a variety of activities and restaurants open to the public. Make your appointment to see today!

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



Basics

Category: Residential

Status: Active

Bathrooms: 2 baths

Area: 960 sq ft

Subdivision Name: LONG HAMMOCK PH 1

Parcel Number: 31-31-23-996010-004010

Bathrooms Full: 2

DOM: 57

List Office MLS ID: MFR271500038

Type: Manufactured Home - Post 1977

Bedrooms: 2 beds

Half baths: 0 half baths

Year built: 1987

Total Acreage: 0 to less than 1/4 acres

Township: 31

County: Polk

Lot Size Acres: 0.11 acres

Building Details

Roof: Metal

Water Source: Public

Flooring: Luxury Vinyl, Tile

Other Structures: Cabana, Shed(s)

Construction Materials: Vinyl Siding, Wood Frame

Heating: Central, Electric

Amenities & Features

Sewer: Public Sewer

Association Amenities: Clubhouse, Fitness Center, Laundry, Pickleball Court(s), Pool, Recreation Facilities, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s)

Appliances: Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

Exterior Features: Irrigation System, Rain Gutters

Interior Features: Ceiling Fans(s), Thermostat, Window Treatments

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Phone Available, Sewer Connected, Water Connected

Association Fee Frequency: Quarterly

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

Furnished: Furnished

Laundry Features: Inside



Fees & Taxes

Association Fee: \$699

Tax Annual Amount: \$1,757

Tax Year: 2023

Miscellaneous

Number Of Pets: 2

Possession: Close of Escrow

Ownership: Fee Simple

Zoning: R1

List Office Name: COLDWELL BANKER ELLISON REALTY

Attribution Contact: 352-732-8350

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