

# Golden Acres

1040 Main Street  
Dunedin, Fl. 34698

*Resident owned, over 55, No Pet Community*  
*Winner of the "Best of Dunedin" 2025 Award for Mobile Home Parks*

## FOR SALE #125

- 1 BR/1BA Tropicana Model w/ roof over
- Fully furnished.
- Move in ready with refrigerator, stove, microwave, newer 2023 SS dishwasher, Queen size bed, pullout couch, lazy boy.
- 2023 New Comfort maker central HVAC unit with heat pump: Has 10-year transferable Parts & Labor warranty.
- 2023 Kitchen updated with granite countertops, SS sink, faucet, custom water filter, SS dishwasher, new window over sink.
- 2023 Bathroom updated with comfort level toilet, new faucet, medicine cabinet, lighting & new bathroom door.
- 2023 Updated large enclosed lanai with new thermal tilt-in windows, new custom fit room darkening window shades, cafe curtains, new wallboard, addition of split unit & Insulation added in exterior walls.
- 2023 New split unit for heating & AC in lanai makes the area usable year-round as Den, Dining area or 2nd bedroom. Double size futon & Dining table/chairs.
- 2023 Two new exterior door with internal blinds.
- Other improvements since 2013: Installation of laminate floors in Bedroom. Living Room, all new interior 6-panel doors, water heater, custom fit vertical blinds, ceiling fans.
- Other features: Ceramic tile in bathroom, foyer & kitchen, unique tile floor in lanai.
- Extra-large shed with washer & newer dryer. Carport has removable sun shades.
- Like new mountain bike & one three-wheeled adult trike.
- \$218 monthly maintenance fee. Includes water, sewer, trash, lawn service and amenities.
- Photos available upon email request.

Asking Price: \$99,000

+

Share Price: \$23,800

Contact: Bill Obermark

Phone / email: 314-805-0590 / keo123@msn.com