

\$100,000 - 6306 Waterfront Lane, ZEPHYRHILLS

MLS® #TB8383709

\$100,000

2 Bedroom, 2.00 Bathroom, 1,056 sqft

Residential on 0.09 Acres

COUNTRY AIRE VILLAGE, ZEPHYRHILLS,
FL

Under contract-accepting backup offers. Welcome to relaxed Florida living in this partially furnished 2-bedroom, 2-bath mobile home located on two lots in the 55+ community of Country Aire Village in Zephyrhills. Positioned on an spacious corner lot, this home offers low-maintenance living and lots of activities! You'll love the large 12' x 25' enclosed Florida room, featuring vinyl windows and entrances from both the front and backyard—ideal for relaxing or entertaining year-round. Inside, the bright and open floorplan is filled with natural light, thanks to an abundance of windows and sliding glass doors that lead to the main living area. The kitchen and dining area feature hardwood flooring plus a built-in buffet with etched glass adds charm and extra storage. Dining area is OPEN to the kitchen and Living room for ease in entertaining family and friends. Recent UPDATES include a brand-new AC and water heater installed in 2024, ensuring worry-free comfort. The generously sized primary bedroom includes a bay window sitting area, walk-in closet plus a second linen closet and an ensuite bath complete with a \$6,000 upgraded walk-in shower and porcelain tile flooring. The guest bedroom also offers a walk-in closet and is conveniently located next to the second full bath, which includes a tub/shower combo and matching porcelain tile flooring. Additional features include an attached outdoor shed that



doubles as a workshop and a 2-car tandem covered carport. Home needs some cosmetic TLC and is PRICED TO SELL! Residents of Country Aire Village enjoy access to a clubhouse, pool, and a calendar full of planned social activities. The low \$130/month HOA fee covers water, cable, garbage pickup, insurance, and all community amenities. This home is the perfect opportunity to enjoy peaceful, affordable living in an active, friendly community. Schedule your private showing and start living the Florida lifestyle... CALL TODAY!

Built in 1979

Essential Information

MLS® #	TB8383709
Price	\$100,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,056
Acres	0.09
Year Built	1979
Type	Residential
Sub-Type	Manufactured Home
Style	Florida
Status	Pending

Community Information

Address	6306 Waterfront Lane
Area	Zephyrhills
Subdivision	COUNTRY AIRE VILLAGE
City	ZEPHYRHILLS
County	Pasco
State	FL
Zip Code	33542

Amenities

Amenities	Cable TV, Clubhouse, Pool, Recreation Facilities
Parking	Covered, Driveway, Tandem

Interior

Interior Features	Ceiling Fans(s)
Appliances	Disposal, Electric Water Heater, Range
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Rain Gutters
Lot Description	Corner Lot, Paved
Roof	Shingle
Foundation	Crawlspace

Additional Information

Date Listed	May 10th, 2025
Days on Market	170
Zoning	RMH

Listing Details

Listing Office	REST EASY REALTY POWERED BY SELLSTATE
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