

\$135,000 - 35246 Tiffani ZEPHYRHILLS

Lot 63 Court,

MLS® #TB8422680

\$135,000

2 Bedroom, 1.00 Bathroom, 687 sqft
Residential on 0.10 Acres

AMERICAN CONDOMINIUM PARKS
ZEPHYRHILLS, ZEPHYRHILLS, FL

This beautiful waterfront property, on a quiet cul-de-sac in American Condominium Park Zephyrhills, is the perfect Florida escape! The spacious living room overlooks the water and allows plenty of room to relax. The screened porch overlooks the pond and has beautiful sunsets. The dining room is perfect for entertaining. The kitchen has been updated with stainless appliances. The bathroom has a large walk-in shower. The master bedroom has built-in closets & bureaus. The bedrooms are split for added privacy for guests. And a separate laundry/utility room and an additional shed add valuable storage space. Seawall maintenance is the owner's responsibility. The roof was replaced in 2025 and comes with a transferable warranty. This home is ideal for winter getaways or affordable year-round living in a fabulous park. THE SELLERS WANT YOU TO KNOW THEY ARE MOTIVATED TO SELL.

American Condominium Park is a 55+ gated community with heated pool, clubhouse, exercise room, sauna, hot tub, tennis/pickleball courts, horse shoe pits, shuffleboard, and many more amenities. A friendly active community with dances, dinners, and entertainment. Perfect for full time affordable living and cost effective for snow birds. No rent as you own the land. Reasonable monthly fee that maintains the common



elements and amenities for your use.
Schedule a showing today!

Built in 1988

Essential Information

MLS® #	TB8422680
Price	\$135,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	687
Acres	0.10
Year Built	1988
Type	Residential
Sub-Type	Manufactured Home
Status	Active

Community Information

Address	35246 Tiffani	Lot 63 Court
Area	Zephyrhills	
Subdivision	AMERICAN CONDOMINIUM PARKS ZEPHYRHILLS	
City	ZEPHYRHILLS	
County	Pasco	
State	FL	
Zip Code	33541-7330	

Amenities

Amenities	Clubhouse, Fence Restrictions, Fitness Center, Gated, Laundry, Park, Pickleball Court(s), Pool, Recreation Facilities, Sauna, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Vehicle Restrictions, Wheelchair Access
Is Waterfront	Yes
Waterfront	Pond

Interior

Interior Features	Split Bedroom, Thermostat, Window Treatments
Appliances	Dryer, Exhaust Fan, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric

Cooling Central Air

Exterior

Exterior Features Rain Gutters, Sliding Doors, Storage
Lot Description Cleared, Cul-De-Sac, In County, Irregular Lot, Near Public Transit,
Private
Roof Membrane, Roof Over
Foundation Crawlspace

Additional Information

Date Listed August 29th, 2025
Days on Market 65
Zoning AR

Listing Details

Listing Office COLDWELL BANKER AQUATERRA REALTY

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Listing information last updated on November 4th, 2025 at 7:54pm EST