



4 Grass River - \$144,900.00

**3 Bedroom - Mobile
Manasan Park - 1/3/6452**

Move in ready mobile with a great open concept!



Kitchen - Renovated in 2017 with plenty of painted wood cabinets and laminate flooring. Peninsula style counter. Stainless steel appliances. Double stainless steel sinks.

Living/Dining Room - Open & airy with large PVC windows that allow plenty of natural light. Open concept and laminate flooring. Cathedral ceiling.

Bedrooms - 3 bedrooms have laminate flooring, ceiling fans and PVC windows. Master bedroom has an oversize closet.

Bathrooms - 4 piece bathroom has been updated with a newer large vanity and light fixture. Vinyl flooring.



Addition - Large addition with laminate flooring (2016) and PVC window. French doors lead into the trailer. Storage area in back.

Yard - Fully fenced and landscaped. 2 good size sheds. Screened veranda. Paved driveway with front and side access - drive right through!

Extras - Situated in a quiet neighborhood. Very clean and well maintained. PVC windows. Upgrades in the past 5 years include: vinyl siding, new roof with blown-in insulation, upgraded insulation and heat trace underneath. 200 amp panel. Low property taxes!

Manufacturer: Triple E. Homes Ltd.

Trade Name: Dutch Villa

CSA No. 448884

Model No. D476-7

Serial No. 2505



Age: 1986

Lot Size: 50' x 120' (6,000 sq ft)

House Size: 980 sq ft plus addition 288 sq ft

Taxes: \$2,421.00 Gross 2024 (Net \$1,557.92)

Heat: EFA

Possession: TBA

RE/MAX THOMPSON

Each office independently owned and operated.

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This information, although believed to be accurate,
is not warranted to be so.

