



47 Campbell Dr.-\$169,900.00

4 Bedroom - Mobile

Manasan Park - 17/2/25776

***Unique, well maintained mobile home features over
1,600 sq ft of living space!***

Situated on the tree line with a great back yard!



Kitchen - Renovated kitchen features plenty of Oak cabinets with laminate counter tops. Island counter. Double stainless steel sinks and built-in dishwasher. Open concept to spacious dining area with extra cabinets and living room. Vinyl flooring.

Living Room - Nice and bright with large windows. Pine cathedral ceiling adds warmth to the room. Laminate flooring.

Bedrooms - 4 bedrooms. Primary bedroom is large with extra large closet and vinyl plank flooring. 2nd & 3rd bedrooms are good size with laminate flooring. 4th bedroom located in the addition could also be used as a home office has laminate floors.

Bathroom - 4 piece bath was renovated in 2019. Modern vanity, new tub surround and vinyl flooring.



Addition - 12' x 40'. Features entryway, porch area with tons of built-in storage is great for families. Storage room provides access to the garage. 4th bedroom/bonus room has access to the screen 3 season room.

Yard - Beautiful backyard is fully fenced and landscaped. 16' x 14' treated wood deck. 12' x 10' - 3 season room. Tarp shed. Garden boxes. Private tree line location.

Garage - Attached 12' x 28 garage is insulated on concrete pad. Parking area and workshop area. Built-in shelving to stay. 100 amp panel in garage.

Extras - Move in ready! Central air. Appliances included. Some furnishings negotiable. Shingles on home replaced in 2016. Some newer double pane windows. Furnace re-built in 2021. 2 portable air conditioners included.



Age: 1985

Lot Size: 45' x 160' (7,200 sq ft)

House Size: 1,152 Sq.Ft. Mobile. 480 sq ft Addition (Combined 1,632 sq ft)

Taxes: Gross 2025 - \$3,106.04 (Net \$1,815.35)

Heat: EFA (Approx. \$350.00 with A/C)

Possession: TBA



Each office independently owned and operated.

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

