

# Southern Mobile Homes

Specializing In Pre-Owned Homes

## FEATURE SHEET

### #3016 Burroughs Manor NE

#### Home Information

Year <b>1994</b>	Make <b>Shelter</b>	Size <b>16'x56'</b>	Sq. Ft. <b>832</b>
Floor Plan <b>Split</b>	Bedrooms <b>2</b>	Baths <b>1</b>	Shed <b>Yes</b>
Deck <b>Yes</b>	Addition <b>Yes</b>	Utility Room <b>No</b>	Carport <b>No</b>
Appliances Fridge, Stove, Dishwasher, Washer, Dryer, Microwave.			



**Asking Price: \$85,000**

Lot Fee: \$530.00 / month (Includes Water, Sewer, Garbage)

City Taxes: \$TBV

Possession Date: NEG

**Additional Information:** This home features a ceiling fan, 7 appliances, all window coverings, garborator, awning over deck, PVC windows, 2"x6" walls, new HWT, new laminate flooring in master bedroom and more! This home is all about **PRICE PRICE PRICE!** Don't miss out!

#### Community Information

Address <b>3232 Burroughs Manor NE</b>	Manager <b>Dan &amp; Lorene Curtis</b>	Telephone <b>293-3333</b>
---	---	------------------------------

Parkridge Estates is a very safe, secure, adult community (over 16 years) that is close to several shopping centers, Peter Lougheed Hospital, public transportation, airport, leisure centers and more. The community is very well managed, landscaped and maintained. Parkridge Estates has a block watch program, sundowners group (45+), storage compound (charges apply) and large community center with numerous activities. The lot fee includes water, sewer, garbage, property maintenance and more. With all Parkridge Estates has to offer, it is not hard to tell it's Calgary's #1 manufactured home community!

**If You Have Any Questions,  
Or For More Information,  
Please Contact:**



**Southern Mobile Homes**  
**280-2944**

[www.southernmobilehomes.com](http://www.southernmobilehomes.com)



**Let's Make A Deal!**