

# Southern Mobile Homes

Specializing In Pre-Owned Homes

## FEATURE SHEET

### #3132 Burroughs Manor NE

#### Home Information

Year <b>1986</b>	Make <b>Moduline</b>	Size <b>24'x56'</b>	Sq. Ft. <b>1300 Approx.</b>
Floor Plan <b>Double</b>	Bedrooms <b>3</b>	Baths <b>2</b>	Shed <b>Yes</b>
Deck <b>Yes</b>	Addition <b>No</b>	Utility Room <b>Yes</b>	Carport <b>No</b>
Appliances <b>Fridge, Stove, Dishwasher.</b>			



**Asking Price: \$151,000**

Lot Fee: \$540.00 / month (Includes Water, Sewer, Garbage)

City Taxes: \$28/mth

Possession Date: NEG

**Additional Information:** The very spacious home features a new HWT, new appliances, 2 ceiling fans, new light fixtures, wood flooring, fresh paint, upgraded kitchen, new roof in 2006, new windows, jet tub in ensuite, custom blinds and much more! Don't miss out on this beauty!

#### Community Information

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



**Let's Make A Deal!**