

Southern Mobile Homes

Specializing In Pre-Owned Homes

FEATURE SHEET

#354 Burroughs Circle NE

Home Information

| | | | |
|---|-----------------|--------------------|-----------------|
| Year 1986 | Make Regency | Size 16'x70' | Sq. Ft. 1120 |
| Floor Plan Split | Bedrooms 3 | Baths 2 | Shed Yes |
| Deck Yes | Addition No | Utility Room No | Carport Yes |
| Appliances Fridge, Stove, Dishwasher, Washer, Dryer. | | | |



Asking Price: \$159,900

Lot Fee: \$650.00 / month (Includes Garbage Removal, lawn maintenance)

City Taxes: \$TBV

Possession Date: NEG

Additional Information: There has not been a stone left unturned in this stunning home. When you walk in it feels like you're stepping into a new home, it comes with a very long list of new features, including newer furnace, new windows, new cabinets, new sink + faucet, new countertop, new kitchen appliances, new flooring throughout, new vanities in both bathrooms and much more! Outside, it has all new siding, new skirting, new maintenance free composite deck, new plumbing, a newer roof, and a recently built carport. Give us a call today to view this gorgeous home!

Community Information

| | | |
|------------------------------------|--------------------------|---------------------------|
| Address 3232 Burroughs Manor NE | Manager Glen or Cindy | Telephone 403-293-3333 |
|------------------------------------|--------------------------|---------------------------|

!Parkridge Estates is a very safe and secure adult only (over 16 years) community 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. The community has a sundowners group (45+), R.V. storage compound (charges apply), and a large recreational center with numerous activities. The lot fee ranges \$630-\$700 per month and includes garbage removal, property maintenance and more. Tenants are allowed 2 pets per home. Dogs can be no taller than 15" at the shoulder when fully grown. With all Parkridge Estates has to offer it is not hard to tell its Calgary's #1 manufactured home community.□

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



Southern Mobile Homes
Marc 403-797-1235
www.southernmobilehomes.com



Let's Make A Deal!