

Southern Mobile Homes

Specializing In Pre-Owned Homes

FEATURE SHEET

#306 Burroughs Circle NE

Home Information

Year 1986	Make Triple E	Size 16'x76'	Sq. Ft. 1216
Floor Plan Split	Bedrooms 3	Baths 2	Shed Yes
Deck Yes	Addition Yes	Utility Room No	Garage No
Appliances Fridge, Stove, Dishwasher, Washer, Dryer.			



Asking Price: \$134,900

Lot Fee: \$590.00 / month (Includes Sewer, Garbage Removal, Lawn Maintenance)

City Taxes: TBV.

Possession Date: NEG

Additional Information: WOW is all you can say when you see all of the upgrades done on this home! If you're looking for a move in ready home this is it! Not many homes have been this extensively upgraded! The upgrades on this home include CENTRAL AIR, updated electrical panels, lux vinyl windows (2016), furnace (2015), HWT (2016), new light fixtures and ceiling fans, new laminate flooring throughout the home, a large walk in shower in the master bathroom, re-done counter top and new appliances in the kitchen! Outside, it has a newer roof (2016), new pex plumbing, new heat tape, newer skirting, and the home has recently been re-levelled. Additionally the home comes with an alarm system and cameras that are available for someone to take over monthly. You do not want to miss this one! Asking price is \$134,900.

Community Information

Address 3232 Burroughs Manor NE	Manager Cindy & Glen	Telephone 293-3333
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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
Marc 403-797-1235

www.southernmobilehomes.com **Let's Make A Deal!**

