

# 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: \$164,900

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
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!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!