

# Southern Mobile Homes

Specializing In Pre-Owned Homes

## FEATURE SHEET

### #261, 99 Arbour Lake Road NW

#### Home Information

Year <b>1992</b>	Make <b>Regent</b>	Size <b>16' x 76'</b>	Sq. Ft. <b>1216</b>
Floor Plan <b>Split</b>	Bedrooms <b>3</b>	Baths <b>2</b>	Shed <b>Yes</b>
Deck <b>Yes</b>	Addition <b>Yes</b>	Utility Room <b>No</b>	Carport <b>Yes</b>
Appliances <b>Fridge, Stove, Dishwasher, Washer, Dryer.</b>			



### Asking Price: \$207,000

Lot Fee: \$905.00/month (Includes Water, Sewer, Garbage)

City Taxes: TBD

Possession Date: Negotiable

**Additional Information:** Well-maintained and updated 3-bedroom, 2-bathroom mobile home featuring new water lines, new furnace, new hot water tank, newer flooring, windows, and roof offering peace of mind and modern comfort. The spacious wrap-around kitchen provides plenty of counter space and cabinetry. The large primary bedroom includes a walk-in closet, 4-piece ensuite, and a bright 3-season room. The main bathroom features a new walk-in shower. The standout feature is the yard one of the largest in the park complete with a mature cherry tree and a productive apple tree, offering incredible space for outdoor living. Additional highlights include a carport, steps to a bus stop, and beautiful mountain views from the front bedroom window. A rare combination of updates, location, and lot size!

#### Community Information

Address <b>99 Arbour Lake Road NW</b>	Manager <b>Leanne Boyko</b>	Telephone <b>403-547-0200</b>
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Watergrove Mobile Home Park is a beautiful, one of a kind, adult only (+45) manufactured home community. The park features a clubhouse with a large outdoor swimming pool, indoor hot tub, sauna, tv room, library room and weight room. The games room features 2 pool tables and a shuffleboard table. All this and more is included in the lot fee. The community is located near major shopping, public transportation and features a shuttle bus. All of this and more makes Watergrove a wonderful place to live.

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



**Southern Mobile Homes**

**Marc 403-797-1235**

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



**Let's Make A Deal!**