

# Southern Mobile Homes

Specializing In Pre-Owned Homes

## FEATURE SHEET

### #3105 Burroughs Manor NE

#### Home Information

Year 1985	Make Regency	Size 16'x64'	Sq. Ft. 1024
Floor Plan Split	Bedrooms 2	Baths 2	Shed Yes
Deck Yes	Addition Yes	Utility Room No	Garage No
Appliances Fridge, Stove, Dishwasher, Washer, Dryer.			



Asking Price: \$114,900

Lot Fee: \$590.00 / month (Includes Garbage Removal)

City Taxes: \$479.98/2018

Possession Date: NEG

**Additional Information:** This very cozy home features a gas fireplace, all window coverings, 2 ceiling fans, newer vinyl windows, 3 year old HWT, 6 year old roof, new heat tape, a carport and more! This home also has 2 additions. One is heated and features a large hot tub and the other is a 3 season room. This is a unique 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 block watch program, sundowners group (45+), R.V. storage compound (charges apply), and a large recreational center with numerous activities. The lot fee of \$590 per month includes garbage removal, property maintenance and more. Tenants are allowed 2 pets per home. Dogs can be no taller than 15" 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:



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