

# Southern Mobile Homes

Specializing In Pre-Owned Homes

## FEATURE SHEET

### #34 Burroughs Place NE

#### Home Information

Year 1984	Make General	Size 16'x76'	Sq. Ft. 1300
Floor Plan Split	Bedrooms 2	Baths 2	Shed Yes
Deck Yes	Addition Yes	Utility Room No	Carport No
Appliances Fridge, Stove, Dishwasher.			



Asking Price: \$134,500

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

City Taxes: \$486.34/2018

Possession Date: NEG

**Additional Information:** This very clean home features many upgrades including new flooring (2016), custom island in the kitchen, countertop, drywall and both bathrooms were renovated this year. Other improvements to the home include windows, furnace, cement board exterior, new exterior paint (2017) and the home was re-leveled in 2016. The home also boasts a 7' x 20' heated addition! This is a move in ready home!!

#### Community Information

Address 3232 Burroughs Manor NE	Manager Glenn 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 ranges from \$570-\$590 per month and 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:



Southern Mobile Homes

Marc 403-280-2944

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



Let's Make A Deal!