



**50 VAN MOL RD.
\$109,900**

MLS #: 1112642
LIVING AREA: 1769 S.F.
STYLE: MOBILE HOME
BEDROOMS: 4
BATHROOMS: 2
BASEMENT: NONE
GARAGE: NONE
LOT RENTAL: \$171/MONTH
YEAR BUILT: 1985

BEST VALUE IN HIGHWAY GARDENS MOBILE HOME PARK, NOTHING TO DO BUT MOVE IN!!
REMODELED 1769 SQUARE FOOT MOBILE HOME WITH OPEN DESIGN LIVING ROOM AND KITCHEN, PLUS A FAMILY ROOM LEADING TO THE DECK AND FENCED BACK YARD COMPLETE WITH A PLAY STRUCTURE AND SHED. MOBILE ALSO OFFERS 4 BEDROOMS, 2 BATHROOMS, CENTAL AIR AND ALL APPLIANCES INCLUDED. MANY MANY UPGRADES INCLUDING LAMINATE FLOORING, BERBER CARPETING, SHINGLES, FASCIA, EAVES TROUGHS AND MUCH MORE. LOT RENTAL ONLY \$171 PER MONTH INCLUDES WATER, SEWER, GARBAGE PICK UP AND SNOW REMOVAL.



Marketed By:

Rich Moyer / Judy Moyer

Tel: (204) 485-5656 - Selkirk

Tel: (204) 784-6604 - Winnipeg

homes@teammoyer.ca



<u>Room</u>	<u>Size</u>
Living Rm:	15.67' x 15.33'
Kitchen:	19.00' x 15.33'
Family Rm:	15.08' x 13.50'
Master Bdrm:	13.17' x 11.00'
2nd Bdrm:	10.25' x 8.25'
3rd Bdrm:	10.00' x 8.33'
4th Bdrm:	14.50' x 9.67'



Baths: 2
Heating: Forced Air-Gas
Basement: None
Roof: Shingle
Garage: None
Water: Community
Sewer: Community
Lot Rental: \$171/Month
Gas/Hydro: \$218/Month



Features:

Central Air
 2 x 6 Construction
 Hood Fan
 Jetted Tub
 Smoke Detectors



Goods Included:

Fridge
 Stove
 Washer
 Dryer
 Dishwasher
 Blinds
 Window Coverings
 Play Structure
 Shed



Goods Excluded:

Solar Balls on Deck Posts



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