

Austin & Austin

Realty Brokerage

Austin & Austin Realty • #3-35 Whyte Avenue, Box 790, Dryden, Ontario, P8N 2Z4 • Fax (807) 223-5933 Phone (807) 223-6215



\$74,900

**13 Robin Court Trailer
Park**

Leased Lot

Robin Court Trailer Park is located approx. 10 miles West of Dryden. This 1978 Mobile home is 14' x 64' with additions on each side. Enjoy a large entry, open concept Kitchen and Living Room, 3 bedrooms & a 4 piece bath. Outside, an enclosed sundeck and a large lot with just one neighbour to the south side. Low maintenance with a shingled roof, vinyl siding, & pvc windows. Listing Broker: Patty DeGagne R-1524

"Proudly Serving Dryden & Area Since 1947"

List Price: \$74,900 **Address:** 13 Robin Court Trailer Park, Dryden
File Number: R-1524 **Zoning:** Mobile Home Park at 18010 Highway 17W.
Legal: 1978 Manchester Mobile Home Serial#A2256, on Leased Lot 13, Robin Court Tr. Pk.
Lot Size: Leased \$460.00/mthly to new owner **Taxes:** Included in the monthly lot rent
House Size: 14' x 64' plus 2 additions **MPAC Assessment:** n/a
Estimated Age: 1978 **Style:** Mobile Home
Exterior Finish: Siding **Roof Cover/Age:** shingles
Driveway: Private drive **Window Style:** Vinyl/double pane
Foundation: Posts & skirting **Basement Size:** n/a
Basement Finish: n/a
Heat/Cost: F/A Propane Approx. \$2300/yr (tenant) **Plumbing:** Mixed
H.W.T. Reliance rental/electric **Garage:** n/a
Panel: 200 **amp panel** **Consumption:** Approx. \$2,000/yr. (tenant provided)
Detached Units: Fenced Yard & Storage Shed
Septic System: Park System, shared service
Water System: Park System, shared service, Owner supplies bottled drinking water
Rooms **Bedrooms**
Kitchen: 13'6 x 14 **1:** 11'6 x 14
Dining Room: _____ **2:** 8 x 9
Living Room: 14 x 16 **3:** 13'6 x 11
Other: Foyer 7 x 10 **4:** _____
Baths: 4 piece bath **5:** _____
Inclusions: Kitchen Fridge & Stove. Hot Water Tank rental \$21.00 monthly
Rental Propane Tank with Co-operators

*All Information contained herein is from sources deemed reliable,
but no responsibility is assumed regarding complete accuracy thereof.*

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R-1524

