



Kip Lyon

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List Price: \$48,888

MLS® 268817

Introducing C-18 Cooper Rd View Royal - Glentana



Status: Current
Sub Class: Man SW
Layout: Single-wide
Bedrooms: 2
Bathrooms: 1
Kitchens: 1
Fireplaces: 1
Fin. SqFt: 720
Unfin. SqFt: 0

Lot Size: 800sqft / 0.02ac (est)
Built: 1974
Bsmt. Hght: 0` 0"
Prk. Spaces: 0
Mthly Assmt: \$261
2009 Ass. Val: \$112,700
2008 Gr. Tax: \$400



Interior Features: Blinds, Ceiling Fan, Dining Area, Dining-Living Combo, Flrs/Lino, Laundry Area, Storage In Suite, W/W Carpet, Workshop
Appliances Included: F/S/W/D, Range Hood
Fuel: Oil
Heat: Forced Air
Roof: Metal
Foundation: Concrete Block
Ext Finish: Aluminium
Ext Features: Fenced Yard/Full, Porch, Workshop
Prk. Type: Driveway, Garage Single

This single-wide offers up two bedrooms, one bathroom, in-line dining and living room. Large fenced yard. Detached wired and insulated single car garage / workshop. Hot water heater is 5 years old and oil furnace is 7 years old. Very low pad rent of \$260 monthly. Low taxes of \$400 a year. This is a family and pet friendly complex. Requires some work to make it comfortable. This unit has been priced with all this in mind and is well below the 2009 Assessed value of \$112,700. Seller wants a quick sale.