

# Southern Mobile Homes

Specializing In Pre-Owned Homes

## FEATURE SHEET

### #228 Burroughs Circle NE

#### Home Information

Year 1992	Make Shelter	Size 16'x76'	Sq. Ft. 1216
Floor Plan Split	Bedrooms 3	Baths 2	Shed Yes
Deck Yes	Addition No	Utility Room Yes	Garage No
Appliances Fridge, Stove, Dishwasher, Washer, Dryer.			



#### Asking Price: \$139,900

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

City Taxes: TBV.

Possession Date: NEG

**Additional Information:** This well cared for bright home has had many upgrades in the last few years! Featuring a large kitchen with a new stove (2018) plus room for a dining table and a big built in hutch this home also comes with newer windows + frames, newer flooring throughout, new furnace (2019), new washer/dryer (2018), and a water alarm under the HWT. It also has a large master en suite with a jetted soaker tub and a separate toilet room. Outside, it comes with a new deck and porch, newer skirting, new heat tape (2018), and it was re-levelled in 2018.

#### Community Information

Address 3232 Burroughs Manor NE	Manager Cindy & Glen	Telephone 293-3333
------------------------------------	-------------------------	-----------------------

Parkridge Estates is a very safe, secure, adult community (over 16 years) 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. Parkridge Estates has a block watch program, sundowners group (45+), storage compound (charges apply) and large community center with numerous activities. The lot fee includes water, sewer, garbage, property maintenance and more. With all Parkridge Estates has to offer, it is not hard to tell it's Calgary's #1 manufactured home community!

If You Have Any Questions  
Or For More Information,  
Please Contact:



Southern Mobile Homes  
Marc 403-797-1235

www.southernmobilehomes.com **Let's Make A Deal!**



Southern Mobile Homes, Calgary, Alberta Phone: (403) 280-2944 Fax: (403) 590-4446