

Age of Mobile Home – 36 years (1986)

Current owners since 2012

Square feet - 864

Bedrooms - 2 +den

Bathrooms - 1

Property - Leased Land - approx lot dimensions: 32 X 112 FT

4459 SANN ROAD
SHOWING NOTES

Full Legal Description:

1986 Challenger serial # HB1544 model SB304

Inclusions:

- Fridge, Stove, Microwave, Washer/Dryer, Gas Fireplace (Working, but being Sold As-Is), TV Mount, Garden Shed, Retractable Clothesline

Exclusions:

- TV, Outdoor Stove

Lease Details:

- \$421.11 / month.
- Park Approval Required. After you have an accepted offer (conditional on park approval), Contact Pamela Hillman @ 289-407-5130 (Community Manager) to arrange meeting to go through the approval process for the park. The Buyer must bring identification for credit check, a void cheque and a cheque for \$250 admin fee.
- See attached Community Rules & Regulations

Features & Upgrades:

- Municipal Water/Sewer
- Floors - 2years old
- Quartz Counter & Backsplash -March 2022
- Sewing room - 2years old
- Hot Water Heater - 10years (owned)
- Furnace - 10years
- Central Air Conditioning - 10years
- Roof -2015
- Deck (middle) - 7years
- Windows - 6years
- New Stone Steps - 2022
- Stone Patio - 2022
- New West Niagara Secondary School coming soon, 5699 King St, Beamsville



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SHOWING
PROTOCOL

PLEASE REMOVE YOUR SHOES



PLEASE USE HAND SANITIZER



PLEASE LEAVE LIGHTS ON



PLEASE DO NOT USE BATHROOMS

THANK YOU!



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