

\$189,900 - 1007 RACCOON Road Unit# 89

Listing ID: 40369856

\$189,900

2 Bedrooms, 1 Bathrooms, 954

Single Family

1007 RACCOON Road Unit# 89,

Gravenhurst, Ontario, P1P1R1

Pride of ownership is evident in this well cared for mobile home in Sunpark Beaver Ridge Estates. This 954sqft home with 2 bedrooms, 1 bathroom and in unit laundry is one of the bigger homes in the park. This home is located at the end of 3rd phase and has an elevated view of the beaver pond, is very private, and is close to the walking trail to Cornall lake access. The park provides a clubhouse for community and family functions as well as an outdoor inground pool for enjoyment and entertainment.

There have been several updates to this property: furnace (2014), kitchen/dining room vinyl flooring and laminate flooring in living room (2020), several new windows (2021), bathroom vanity, backsplash and flooring, new decking and new blue shed (2022). There's a warm and inviting propane fireplace in the living room. The mud room could easily be converted to an additional bedroom. Come checkout this new mobile home listing before its gone! New landlease to be approximately \$700/month + \$31/month water testing fee + \$461/year taxes. Utilities: hydro, propane and internet/cable/TV are extra. Owners responsible for their plot of land: grass cutting, snow shoveling their driveway and roof. All Buyers require park approval

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(\$250 application fee) and all deals subject
to First Right of Refusal from the park.
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Listing Office:Re/Max Professionals North, Brokerage, Gravenhurst