



Welcome to

# 22 TRACY AVENUE - BELLWOOD MOBILE HOME PARK

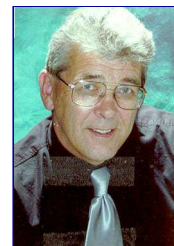


**\$67,900**

**Lot Size:** 40ft x 60ft

**Style:** Manufactured Home

**Built:** 1972



**LEE HITCHINS, Sales Representative**

**Phone:** 613-283-6666

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**ROYAL LEPAGE PAULINE AUNGER REAL ESTATE**

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#### Details

**Address:** 22 TRACY AVENUE - BELLWOOD MOBILE HOME PARK **Type:** Residential **Style:** Manufactured Home **Bedrooms:** 3 **Bathrooms:** 1 **Lot Type:** Corner **Lot Size:** 40ft x 60ft "LEASED LOT"  
**Year Built:** 1972

#### Description

"WOW" A GREAT CANADIAN MADE HOME IN EXCELLANT CONDITION LOCATED ON A CORNER LOT IN BELLWOOD MOBILE HOME PARK - 3 BEDROOM - 1 BATHROOM - SPACIOUS RAISED LIVING ROOM WITH LARGE BAY WINDOW - LARGE EAT-IN KITCHEN - COVERED PORCH - MANY UPGRADES INCLUDING OIL FURNACE, CENTRAL AIR, WINDOWS, DOORS, SHINGLED PEAK ROOF. INCLUSIONS: FRIDGE, STOVE, WASHER, DRYER, DISHWASHER, BLINDS, CENTRAL AIR, OUTSIDE SHED. NEW RENTAL HOT WATER TANK.  
ESTIMATED HYDRO COSTS: \$70.00 PER MONTH, FORCED AIR OIL HEAT: \$100.00 PER MONTH, BELLWOOD MOBILE HOME PARK COSTS FOR 2007 \$368.95 PER MONTH INCLUDES TAXES. ALL OFFERS MUST INCLUDE AN APPROVAL FROM BELLWOOD MANAGEMENT FOR THE BUYERS 1 WEEK AFTER ALL OTHER CONDITIONS HAVE BEEN WAIVED: SCOTT KELFORD, BELLWOOD MANAGER, 613-828-3703

#### Features

##### Interior Features

- Carpeted Floors
- Ceiling Fan
- Laundry Room

##### Heating

- Forced Air
- Fuel Oil

##### Exterior Finish

- Aluminum
- Vinyl

##### Sewer/Water Systems

- Public

##### Roof

- Asphalt Shingles

##### Lot Features

- Corner Lot
- Front Porch
- Landscaped
- Lawn
- Shed
- Trees / Shrubs

##### Appliances

- Dishwasher
- Dryer
- Refrigerator
- Stove
- Washer
- Washer/Dryer Hookup

##### Extra Features

- Cable Available
- High Speed Internet Available
- Public Transportation
- Unfurnished

##### Cooling

- Central Air

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### Main Floor

Living Room

15ft x 11.6ft

- Carpet

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Kitchen

15ft x 11.4ft

- Linoleum

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Utility Room

14.8ft x 5.7ft

- Linoleum

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Porch

9.6ft x 5.6ft

- Wood

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Master Bedroom

11.4ft x 10.4ft

- Carpet

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Regular Bedroom

11.4ft x 5.1ft

- Carpet

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Other Bedroom

8.7ft x 6.1ft

- Carpet

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4 Piece Bathroom

7.2ft x 6.1ft

- Linoleum

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22 TRACY FRONT VIEW



22 TRACY LIVING ROOM



22 TRACY KITCHEN



22 TRACY MASTER