



Welcome to

## 3 Bradley Green Crt , Fringewood



**A MUST SEE HOME**

**\$85,500** (*Largest Lot in Fringewood*)

**Style:** Manufactured Home

**Built:** 1978



**LEE HITCHINS, Sales  
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**ROYAL LEPAGE PAULINE  
AUNGER REAL ESTATE  
BROKERAGE**

**YOUR SMITHS FALLS TO OTTAWA REAL ESTATE CONNECTION**

Information is deemed to be correct but not guaranteed.

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#### Details

**Address:** 3 Bradley Green Crt , Fringewood **Type:** Residential **Style:** Manufactured Home **Bedrooms:** 3  
**Bathrooms:** 1 **Lot Type:** Rectangular **Year Built:** 1978

#### Description

A TOTALLY REFURBISHED 70' X 14' MOBILE HOME SITUATED ON ONE OF THE LARGEST LOTS IN FRINGEWOOD " NORTH " MOBILE HOME PARK IN STITTSVILLE FEATURING 3 BEDROOMS, 4 PIECE BATHROOM WITH WHIRLPOOL TUB, LARGE OPEN CONCEPT LIVING ROOM & KITCHEN WITH A 7' X 5' KITCHEN NOOK FOR EXTRA ROOM - PELLET STOVE , CENTRAL AIR, FAO, PARKING FOR 4 CARS, HEDGED LOT WITH 2 GARDEN SHEDS, LARGE FOYER - NATURAL GAS HAS BEEN INSTALLED ON THE HOME WITH A METER IF YOU DECIDE TO CONVERT. INCLUSIONS: 5 APPLIANCES, HOT WATER TANK, WINDOW COVERINGS, PELLET STOVE , 2 SHEDS.

#### Highlights

- ESTIMATED: OIL HEAT - \$ 1,500.00 YEAR , HYDRO - \$ \$ 90.00 MONTH, WATER - \$ 30.00 MONTH . PARK LEASE INCLUDING TAXES - \$ 655.00 PER MONTH , to be verified by the Buyer
- CURRENT MORTGAGE WITH ROYAL BANK , 14 POOL CREEK, STITTSVILLE , THEY WILL FINANCE A QUALIFIED BUYER .

#### Features

##### Interior Features

- Carpeted Floors
- Ceiling Fan
- Window Covers

##### Cooling

- Central Air

##### Exterior Finish

- Vinyl

##### Heating

- Forced Air
- Fuel Oil
- Other

##### Roof

- Asphalt Shingles

##### Sewer/Water Systems

- Public

##### View

- City Lights
- Downtown

##### Lot Features

- Corner Lot
- Deck
- Garden Area
- Landscaped
- Lawn
- Shed
- Trees / Shrubs

##### Appliances

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

##### Extra Features

- Cable Available
- High Speed Internet Available
- Unfurnished

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### Main Floor

#### Foyer/Hall

9.8ft x 7ft  
- Linoleum

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#### Living Room

17ft x 13ft  
- Laminate

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#### Kitchen

13ft x 11.6ft

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#### Nook

7ft x 5ft

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#### Master Bedroom

11ft x 10.4ft

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#### Regular Bedroom

9.6ft x 9.6ft

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#### Regular Bedroom

11.9ft x 7ft

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#### 4 Piece Bathroom

10ft x 5ft  
- Linoleum

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Front View, Ample Parking



Side View



Sheds



Living Room



Open Concept



Kitchen



Kitchen Nook



4 Piece Bathroom