



# HAPPY HILLS RESORT

Used Park Model for Sale

By Owner

**Year:** 2017    **Length:** 11'x32'    **Make:** Forest River    **Model:** CBT32BKH    **Serial #:** 4X4PCBH21GH008573

## Details

- This Unit is Located in the 5 Month Section of the Park (May 1<sup>st</sup> to October 1<sup>st</sup>)
- 2 Bedrooms
- Very Clean 11'x32' Cabin / Open Concept Cathedral Ceiling Unit (non-smoking current owners)
- Master Bedroom Complete with Large Closet and Individual Bedside Overhead Cupboards and Night Tables with Lamps
- Second Bedroom Includes Built in 44" Bunk Beds / Pin Up Lights at Each Bunk
- Living Room Has a Couch with Pullout Bed for Extra Sleeping / Plenty of Storage with Bonus Built in Pantry / Cabinets in Living Room
- Bathroom Features Shower/Tub Combo and Standard Flush Toilet
- Large Deck with Built in Seating Bench Mostly Covered by Large Hard Awning with a Small Open Area to Enjoy the Sun Throughout the Day and Clear Night Sky in the Evening
- Plank Linoleum Throughout / Black Appliances / Vintage Maple Cabinets Throughout / 15,000 BTU Floor Ducted Air Conditioning
- **INCLUDED:** Steel Shed / Dishes / Rachel Ray Pot and Pan Set / TV & Wall Mount / 300lb Propane Tank (rental) / Upgrades Queen Sized Kingsdown Mattress (3 years old, always been covered with mattress protector) / Weber BBQ (w/cover) / 2 x 30lb Propane Tanks / All Indoor Furniture and Appliances / All Indoor Window Coverings / Mounted Bell Satellite Dish / Patio Table and 6 Chairs
- **EXCLUDED:** Only Exclusions are Personal Belongings and Awning Lights
- **NEGOTIABLE:** Golf Cart & Charger / 4300 Watt Gas Generator



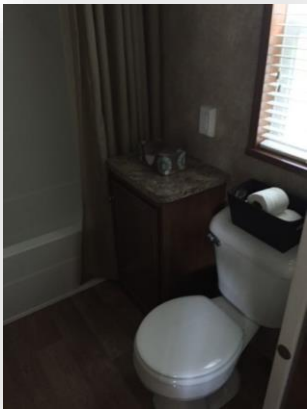
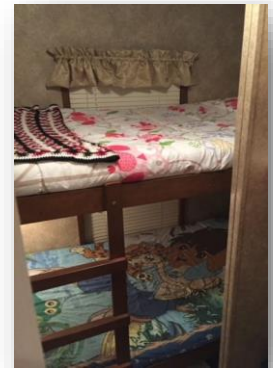
**Price:** \$80,000.00    **Location:** 338

**If Interested Please Contact:**

Gerry or Lindsay: 519-535-7391

**email:** [lraymondfamily@gmail.com](mailto:lraymondfamily@gmail.com)

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