



# HAPPY HILLS RESORT

Used Park Model for Sale

By Owner

**Year:** 2017    **Length:** 40'x14'    **Make:** Commodore Homes    **Model:** 4A158A    **Serial #:** CP54679A

## Details:

Beautiful and well-maintained TURN-KEY park model in the 5-month section ideally located for access to all amenities on an oversized lot with a 4 car recently scraped and re-coated with recycled asphalt driveway. Dedicated golf cart parking spot in addition to car parking and garbage/recycling bin storage corral. Fully fenced and gated 360 sq.ft. deck with 2 hard top gazebo's – one for the eating area and one for the BBQ space. New fire pit surround stones in August 2021 and 2 woodsheds capable of storing 1.25 face cords of wood. 7' x 8' storage shed on wooden base (shed and base new in 2018)

## Trailer Features:

Large open concept park model with vaulted ceilings throughout with dark wood cabinetry and a ceiling fan in the family room. Master bedroom has a ceiling fan, side tables, built in dresser plus overhead storage. A queen size bed with memory foam mattress plus pillow topper. The back bedroom has a single over double bunk bed with memory foam mattresses plus a pillow topper on the double bed. Full 4-piece bathroom with upgraded shower head and all appliances (fridge, gas stove, microwave with fume hood) are included. This unit has been wired for Execulink LTE+Internet Service (20Mbps to 30 Mbps) and has a roof counted Shaw TV satellite dish. The unit also includes a 320lb Propane Tank (rental), 50,000 BTU propane furnace, 40-gallon residential propane hot water tank, a 5,000 BTU window air conditioner in back bedroom and a 12,000 BTU window air conditioner in family room.

## Included:

- All furniture including 3 x storage shelves, pull out couch that converts into a queen bed, coffee table, kitchen pantry unit, beds in both bedrooms, site tables in both bedrooms and shoe rack
- All electronics including 37" Flat Screen HD TV with remote, Sony Stereo System (Blu Tooth and Wi-Fi enabled)
- All kitchen contents including Keurig Coffee maker with Latte attachment, all dishes, glasses, pots and pans, crock pot, blender and hand blender, cookie sheets, mixing bowls, serving bowls and trays, knife block and knives, cutlery, and various cooking utensils
- All linens including bathroom towels and face cloths, bed sheets and blankets/duets, pillows throw blankets and coordinating curtains to the linens throughout
- All exterior items including all outdoor furniture including 6 seat dining set and 6 "firepit" chairs, and 3 outdoor side tables. 5 burner Gas BBQ (2 years old), 2 10'x12' hard top gazebos including solar powered chandelier over dining table and string lights and 2 deck boxes with various lawn games and folding chairs
- All shed contents including Black and Decker 36V Electric Lawn Mower – new batteries in January 2020, Black and Decker 18V 12" electric grass trimmer, Black and Decker 18V blower, 2-wheel wheelbarrow, various garden tools, fertilizer spreader, lawn care fertilizer/seed pack, electric pressure washer and assorted sports equipment

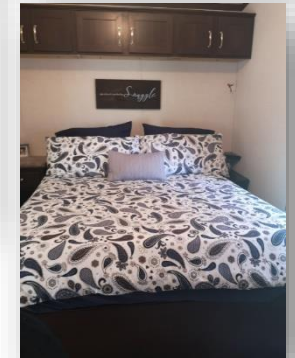
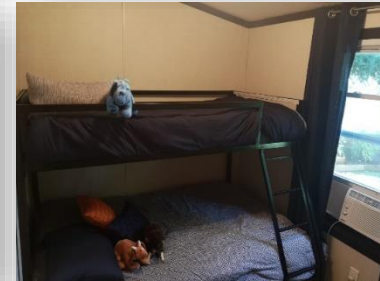
## Golf Cart Included:

- Year and Make: 2018 AGT
- 4 seat golf cart with folding rear seats to create a cargo shelf
- Rear seat belts!
- Cart certified for use in the park unit the end of 2022
- Golf cart cover

## Excluded:

- Artwork and personal items

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Price: \$110,000.00    Location: 88  
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