



# HAPPY HILLS RESORT

## Client Owned Park Model for Sale

**Year:** 2015    **Length:** 32'    **Make:** Forest River    **Model:** CBT32BKH    **Serial #:** 4X4PCBH2XFH00853

### Details

- This Unit is Located in the 5 Month Section of the Park. The Season is May 1<sup>st</sup> to October 1<sup>st</sup>
- 2 Bedrooms
- Master Bedroom Located at Front of Trailer: Including Bed / Dresser and Bed Side Tables
- Bunk Room: Double Over Double Beds Located at Rear of Trailer – Including Dresser
- Full Kitchen Includes: Gas Stove / Full Size Refrigerator / Built in Microwave / Has a 4 Person Dining Table and Chairs / Also Includes Toaster, Keurig, Plates, Utensils and Pots
- Living Room Area with 2 Person Couch Included
- Gas Water Heater / Central Controlled Air Conditioning and Furnace
- 13'x29' Wooden Deck Attached to Trailer:
  - Included with Deck: 4 Outdoor Blinds at One End of Deck to Provide Privacy, Shade from Sun, Provide Shelter for Deck from Rain / Outdoor Dining Set – Table & 4 Chairs / Hard Roof Shelter that Covers the Entire Deck / Little Fence at the End of Deck for Privacy
- 8'x6' Storage Shed with Hydro: Included with Shed: Deck Box / Recycling and Garbage Bins / Push Lawn Mower(gas)
- **OUTSIDE AREA:** Large Landscaped Lot for Outdoor Games and Activities with Mature Trees Offering the Right Amount of Sun and Shade Throughout the Day / Wood Burning Custom Stone Fire Area with Stone Paver Surround for Outdoor Seating / 6-8 Person Wooden Picnic Table / Sheltered Storage for Fire Wood / Patio Stone Pad in Front of Deck that can be Used to Park a Golf Cart / Parking Spot for Cars Across from Site so Vehicles aren't in Green Space / 420lb Propane Cylinder – Currently, is an Annual Rental with Core Fuels - Stratford
- **EXCLUDED:** Golf Cart / BBQ / Black Outdoor Wicker Furniture and Side Tables Located on Deck with Accessories to the Furniture (pillows etc.) / Portable Propane Fireplace / Personal Items / T.V. DVD Player / Outside Radio / Tools and Deck/Garden Decorations / Site Fees are not Included in the Sale of the Trailer
- **NOTE:** Seller in Process of Repairing Window Pane in Patio Door
- **PURCHASER will be Responsible to:** Connect with Happy Hills Administration Regarding Fees / Policies and Responsibilities Associated with this Site. This Would Include but not Limited to:
  - Happy Hills Resort Access Fee Program / Site Fees for Current Year and 2023 Season / Any Utility Costs / Any Seasonal Costs / Other Costs as Identified by Happy Hills Administration / Connect with Core Fuels – Stratford Regarding Propane Tank Rental



**Price:** \$70,000.00    **Location:** 313

**If Interested, Please Contact:** Jordan: 519-801-8941 or Brayden: 519-801-6249

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