



# HAPPY HILLS RESORT

Client Owned  
Park Model for Sale

**Year:** 2019    **Length:** 34' x11'    **Addition:** 16'x24'    **Make:** Fairmont Cavco  
**Model:** 190004    **Serial #:** CFPUS3832K4314045

## Details

- This Unit is Located in the 9 Month Section of the Park (March 15<sup>th</sup> to December 15<sup>th</sup>)
- Premium Sized Site on a Corner Lot... Move in Ready.
- 3 Bedrooms with Loft
- Large Beautiful Open Concept Home with 11+ feet Ceiling.
- Extra Large Living Room with U-Shaped Sectional and Custom Built Floor to Ceiling Stone Fireplace
- Large 11.4 Master Bedroom with 3 x 11.4 Walk in Closet / All Built mid Sumer 2021
- Back Bedroom with Built in Bunkbeds. Custom Sized Brand New Mattresses
- Original Master Room with Single Bed and Built in Dresser/Closet
- Underbelly AC Unit / 2-350lb Propane Tanks Serviced by Core Fuels
- 2.5 Wide Paved Driveway / Paved Fall of 2021
- Matching Shed with Electrical / Wood Shed
- Deck Built in 2019 with Hardtop Installed in 2020
- Internet Already Installed by Xplornet as well as a Bell Satellite Dish
- Electrical Ready in Living Room for Ceiling Fan
- **PURCHASER** will be Responsible to Connect with Happy Hills Administrator Regarding any Fees, Policies and Responsibilities Associated with this Site. This Includes but is not Limited to: Site Fees, Utility Cost, Seasonal Cost and Resort Access Fee Program. You will also be Responsible to Connect with Core Fuels in Regards to Propane Fill Ups.
- **Included:** Gas Stove / Conventional Oven/Microwave / Patio Furniture / Freezer in Shed / Living Room TV and Surround Sound / Privacy/Sunshade / Fire Pit
- **Excluded:** Smoker / Whiskey Barrels / Master Bedroom Furniture / Kitchen Table / Safe / Bedding / Décor / Shed Contents / Fire Pit Ring / Outdoor Clock / Outdoor Camera / Bedroom TVs / Personal Items / Generator / Water Cooler
- **Negotiable:** Golf Cart



**See Below for More Pictures**

**Price:** \$240,000.00    **Location:** 610  
**If Interested Please Contact:**  
Melissa: 519-403-5330  
**e-mail:** mbloxside@outlook.com

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