



HAPPY HILLS RESORT

Client Owned Park Model for Sale

Year: 2008 **Length:** 40'x12' **Make:** Breckenridge **Model:** SCEDB **Serial #:** SDJTB043585208989

Details

- This Unit is Located in the 5 Month Section of the Park (May 1st to October 1st)
- Low Level Deck, Easy Entry to Trailer for Walker or Wheelchair
- Sleeps 6 / 1 Rear Bedroom with Convertible Front Room
- Rear Bedroom Has Queen Bed / Large Closet with Sliding Mirrors / 4 Drawer Cabinet & T.V. Stand / 2 Night Tables with Storage / Above Storage Unit with Picture Mirror / Matching Bedding, Shams, Comforter Spread to Trailer Theme
- Full 3pc Bathroom with Flush Toilet & Full Bathtub and Shower
- 10 Gallon Electric/Propane Water Heater
- Kitchen with Full Size Fridge & Stove / OVC Microwave / Convection Oven / All are Kept Exceptionally Clean
- Dinette Table has 4 Chairs with Storage in the Seat
- Lots of Cupboard & Pantry Storage & Picture Mirror
- Large Living Room Area / Open Concept Living with Collapsible Wall to Form a Front Bedroom, Entertainment Space When Wall is Collapsed / 2 Pullout Couches / Rocker / Swivel Chair / Coffee Table & End Table / Build in T.V. Stand with Surround Sound D.V.D. Entertainment System
- Front Room has a Closet & Countertop Serving as T.V. Stand/Computer Desk
- Ceiling Fan / Central A/C / Fully Skirted Trailer
- Ducting Under Trailer Fully Enclosed with Chicken Wire to Prevent Unwanted Pests
- 32' Hard Awning Over 34' Deck
- Trailer is in Excellent Condition Very Clean / Everything is in Excellent Operating Condition
- Virtually Brand New/Never Been Smoked in and no Pets
- Carpets Steam Cleaned Every Season / Hardwood Cleaned Every Month or Sooner if Needed
- Crumble Stone Driveway & Plenty of Parking
- Large Corner Lot / Plenty of Room to Play Yard Games and or Pitch a Tent or Two
- Lots of Fun to be Had, Come Take a Look
- FYI: Trailer Has a Large Red Cap Propane Tank (rental) no Longer has 2 40lb tanks – too Old and Outdated – This Unit has a Direct Connection for BBQ, no Need to Fill BBQ Tanks
- Sun & Shade, Best of Both Worlds
- **INCLUDED:** Dishes / Pots & Pans / Utensils / Toaster / Electric Kettle / Fire Extinguisher / Carbon Monoxide & Smoke Alarms / Bedroom & Living Room T.V. / Custom Wood Shed / Chairs Around Fire Pit & Steel Cover / Patio Table with 4 Chairs / New Garden Shed Behind the Trailer / White Trimmed Table & Chairs for Game Time Out the Back Yard
- **EXCLUDED:** Personal Items / Contents / BBQ
- **FYI:** Golf Cart Sold Separately – 2011 Has Been Maintained

Price: \$82,000.00 **Location:** 224A

If Interested, Please Contact: Esther 519-539-6347 (H) 519-532-7353 (C)

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