COLDWELL BANKER
STAR REAL ESTATE
BROKERAGE

Welcome to ...

8 - 4899 PLANK ROAD
BAYHAM ON N0L 1Z0
$160,000

566 Talbot Street
St Thomas, Ontario N5P 1C4
Call or Text 519-670-9223
earl-taylor@coldwellbanker.ca

Market Value® Appraiser Residential

SRES℠
Seniors Real Estate Specialist

FEATURES OF THIS FINE HOME:

• Are you looking for an affordable place to call home? Then you need to have a look at this mobile home located in Otter's Edge Estates - just 2 minutes north of Port Burwell.
• It's located on a nice sized lot with municipal water, a newer 10' x 12' Wagler Mini Barn, 10' x 10' Shed, a tiered sundeck and a private drive.
• As you enter this home you'll find a large sunroom that's perfect for entertaining - with access to the rear Sundeck as well.
• The bright south facing Eat-in Kitchen - large enough for the family - opens to the Livingroom with a cozy gas Fireplace. • Down the hall are 2 good sized Bedrooms, a centrally located Bath and the Laundry area with access to the east side Sundeck.
• This home has been lovingly cared for over the past 6 years and features upgrades that include 4 appliances (Fridge, D/W, Dryer 2019), Central Air 2019, Owned Tankless water heater, tub surround, Gas Fireplace, both Sundecks and the Mini-Barn Shed, a 200A hydro service and septic pumped summer 2023.
• Park fees $850/month, Water $90/month, Snow removal for the park roads $250/year.
• Port Burwell is only 2 minutes away and includes a beautiful Lake Erie beach, marina and many unique shops and food stands.

MAIN FLOOR

LIVINGROOM - 17' 5 x 12' 9'	KITCHEN - 13' 3 x 12' 10	SUNROOM - 18' 9 x 9' 4
PRIMARY BEDROOM - 14' 2 x 10' 4	BEDROOM -9' 10 x 8' 10	LAUNDRY - 8' 1 x 5' 7
BATH - 4 PIECE		

TAXES - $1,710.24 for 2024

For more information on this lovely home please call **EARL TAYLOR direct at 519-670-9223** today
Visit my website at **www.RealEstateinStThomas.ca** or email me at **earl-taylor@coldwellbanker.ca**

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