

# \$149,000 - 1701 HIGHWAY 11 S Unit# 53

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## Listing ID: 40493578

**\$149,000**

2 Bedrooms, 1 Bathrooms, 760

Single Family

1701 HIGHWAY 11 S Unit# 53,

Gravenhurst, Ontario, P0E1G0

Amazing Price for this 4-season Muskoka mobile home!!! Enjoy Muskoka living in this 2 bedroom home on a large (85' x 95') lot siding onto forestland. Picture having your morning coffee in the sun with the chipmunks, birds, & your dog (this park is pet friendly) on the 21' x 8' pressure-treated deck (2019). Newer (2020) 8' x 11' insulated sunroom. Bright living room with windows on three sides & cathedral ceiling. 4 piece bathroom with washer and dryer hookup. This mobile was renovated in 2017...everything under the mobile was replaced (skirting, tie-downs), siding, shingles, windows, bath tub & tub surround. Newer upgrades include: sunporch and deck w/sensor lights, water resistant flooring (see documents for seller's list and dates) New Furnace (Dec 2021) and newly primed walls (2022). Property complete with a 10' x 10' storage shed (2019), fire pit, blackberry bushes, & circular driveway w/ parking for 4 cars. Located just 10 min. from a public beach on Sparrow Lake and 4 min. from a boat launch on Kabshe Lake. If you have a boat or trailer, there is an on-site compound for storage. DSL high speed internet, garbage/recycling pick-up. Enjoy the market, the Wharf, festivals, shopping and more in Gravenhurst, just a 10 min. drive.

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20 min to Orillia and 90 min. to the GTA.  
This mobile is move-in ready, year round,  
and has one of the largest lots in Muskoka  
Mobile Park! Monthly Fees; park lease for  
new owner \$474.05, water testing \$55.00,  
taxes \$40.94, total of \$569.99 per month.  
Approx. utility costs...Hydro One  
\$70.00/month and Budget propane  
\$1400/year. (id:49587)

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