

Lakewood Estates
10 Oakwood Avenue, Beckwith Township

**This Property is Being Sold by the Estate Trustee. Certain information Provided Within is Hearsay (unverified information gained or acquired from another and not part of one's direct knowledge).*

<i>Legal Description:</i>	<i>Mobile Home on Leased Land</i>
<i>Property Taxes:</i>	<i>Included in Monthly Fee</i>
<i>Total Monthly Fees:</i>	<i>\$596.15/Monthly/Approx.</i>
<i>Included in Monthly Fee:</i>	<i>Taxes, Water/Sewer, Garbage Pick Up/Water Testing, Road Maintenance</i>
<i>Age:</i>	<i>1980/Approx.</i>
<i>Service:</i>	<i>200 Amp Service</i>
<i>Heat:</i>	<i>Forced Air Electric Furnace (To Be Replaced Prior To Closing)</i>
<i>Heat/Hydro Costs:</i>	<i>\$190/Approx./Monthly</i>
<i>Air Conditioning:</i>	<i>Nil</i>
<i>High-Speed/Satellite:</i>	<i>Bell Fibe Available</i>
<i>Water:</i>	<i>Communal Well/Water Fee Included in Monthly Lease</i>
<i>Sewer:</i>	<i>Communal Septic System</i>
<i>Style:</i>	<i>Mobile Home/Double Wide With Attached Garage/3 Bedroom/2 Bath</i>
<i>Model:</i>	<i>Meadowbrook</i>
<i>Serial #:</i>	<i>1931</i>
<i>Measurments:</i>	<i>48 Ft. x 24 Ft. (Approx.)</i>
<i>Garage:</i>	<i>Attached/1 Car/Automatic Garage Door Opener + 1 Remote/Inside Entry/Access Doors to Front and Rear of Property</i>
<i>Driveway:</i>	<i>Paved/4 Car Parking *Additional Visitor Parking at Entrance</i>
<i>Foundation:</i>	<i>Cement Pillars</i>
<i>Roof:</i>	<i>Asphalt Shingles</i>
<i>Exterior:</i>	<i>Vinyl Siding</i>
<i>Price:</i>	<i>\$ 149,900</i>

*Note: One-Time Site Fee Of \$300.00 For New Tenants Leasing Land in Lakewood Estates Payable To Killam Properties Inc. Upon Approval Of Tenancy And Purchase Of Mobile.
Convenient Visitor Parking Available At Entrance Of Park.*

Main Level:

<i>Foyer:</i>	<i>5.07 x 3.07</i>	<i>Living Room:</i>	<i>18.0 x 10.03</i>
<i>Kitchen:</i>	<i>15.00 x 10.00</i>	<i>Dining Area:</i>	<i>11.00 x 9.07</i>
<i>Main Bath:</i>	<i>7.00 x 5.00</i>	<i>Master Bdrm:</i>	<i>12.03 x 10.03</i>
<i>Ensuite:</i>	<i>9.06 x 5.00</i>	<i>Bedroom #2:</i>	<i>10.03 x 8.09</i>
<i>Bedroom #3:</i>	<i>10.03 x 7.00</i>		

Laundry: Stacked Front Load Washer/Dryer & Laundry Sink Conveniently Tucked Away In 2 Large Closets Adjacent Kitchen

Inclusions: Chandelier in Dining Room, Pendant Light over Kitchen Sink, Custom Window Blinds including Blinds in Garage, Ceiling Fans, Drapery Rods, Window Coverings, Stainless Steel Appliances Including; French Door Refrigerator, Electric Stove, Dishwasher, Microwave/Hood fan, White, Front-Load Washer & Dryer, Storage Shed in Rear Yard

Exclusions: All Staging Materials, Fireplace In Master Bedroom, Chandelier in 2nd Bedroom, All Exterior Furnishings, Bird Baths and Bird Feeders

*Rental: Culligan Water Treatment System
\$54.00/Monthly
Hot Water Tank*

*Mailing Address: 10 Oakwood Ave,
Beckwith Township, K7C 3P1*

Directions: From Ottawa - Hwy #417 W, Keep Right to Carleton Place, Left on Townline Rd, Left on Maple Wood, Right on Oakwood, Subject Property on Left #10.

Features

- Fabulous Location Minutes to Downtown Carleton Place*
- Commuting Distance to City of Ottawa*
- Paved Roadway To Home*

- *3 Bedroom, 2 Bathroom/Double Wide Mobile Home*
- *Attached Garage/Single Car Parking/Inside Entry/Auto Door Opener/Key Pad & 1 Remote/Combination of Interlock & Paved Surface/Crawl Space Access/Front and Rear Man Doors/Built-In Storage in Ceiling/Windows Full Length of Outside Wall w/Blinds Installed*
- *Large, Paved Driveway/Parking for 4 + Cars*
- *Thoughtfully Upgraded Throughout/2019*
- *All Interior/Exterior Doors & Hardware Replaced (with the exception of access door from Garage to garden)*
- *All Windows Replaced with the Exception of Bay Window in Dining Room*
- *Rich, Gleaming, Wide Walnut Laminate Flooring Throughout All Principle Rooms*
- *Freshly Painted In Soothing Neutrals/Compliment Any Décor*
- *Individually Controlled Pot Lighting Throughout Main Areas/Total of 12*
- *Well-Designed/Open Concept/Sunlit Layout*
- *Foyer w/Storage Closet/Easy Care Vinyl Flooring/Accessible Through Garage*
- *Inviting Living Room Has Newly Installed Patio Door w/Dual Opening/Custom Vertical Blinds Open From Either Side/Leads To Cozy Front Veranda*
- *Spacious Dining Room/Easily Accommodates Large Family Gatherings/Elegant Chandelier/Bay Window w/Custom Blind*
- *Stunning Kitchen Reno Complete With Custom Espresso Kitchen Cabinets/Under-mount Lighting/Pot Drawers/Chic, Upgraded Counter Tops/Expansive "Island-Like" Prep Space with Pass Through to Living Room/Ceramic Tile Backsplash/Double, Blanco Silgranit Sink/Moen Faucet w/Sprayer*
- *6 Stainless Steel Appliances Included/French Door Refrigerator w/Bottom Freezer & Water/Ice Dispenser/5-Burner, Ceramic Top Convection Oven /3 Wire Racks & Warming Drawer/Microwave/Hood Fan/Full-Sized Dishwasher*
- *Culligan Aqua-Clear Advanced Drinking Water Treatment System/Sediment Filter/Carbon Block/Reverse Osmosis*
- *Access Point Off Kitchen/Convenient Barbeque Deck/Newly Installed Aluminum Door w/Etched Glass Insert/Allows for Airflow In Warmer Months*
- *2 Double Door Closets Adjacent Kitchen Housing Laundry Sink/Stacking Front Load Washer & Dryer*

- *Custom Blinds Throughout/3 Bedrooms Have Blackout Cellular Shades*
- *Ceiling Fans Installed in Master And 3rd Bedroom/Den*
- *King-Sized Master Bedroom /Double-Wide Closet w/Mirrored Sliding Doors/3 Piece Ensuite/Elegant Vanity/Walk-In Shower*
- *Built-In Storage In 3rd Bedroom/Perfect For Pantry/Seasonal Clothing/Easily Removed To Increase Floor Space*
- *Glammy 4 Piece Main Bath/Chic, White Vanity Offers Ample Storage/Upgraded Crystal -Look Hardware/Crown Moulding*
- *Oversized Linen Closet In Hallway/Additional Storage*
- *Fully Landscaped Yard With Flower Gardens/River Rock Surrounding Garage*
- *Storage Shed in Rear Yard*
- *Additional Guest Parking at Lakewood Estates Entrance*

Property Documents

- 1) *Schedule 'A' - Park Rules & Regulations - Lakewood Estates*
- 2) *Schedule 'B' - Standards for Mobile Homes*
- 3) *Land Lease Application - Killam Properties*
- 4) *Monthly Fees Quote - Killam Properties - March, 2020*
- 5) *Quote To Supply & Install Keepright Air Handler/CorCann Heating & Cooling/\$3,729*
- 6) *Quote To Supply & Install Propane Furnace/Burns Right Heating & A/C*

Thank You For Viewing This Home...Please Come Back To Stay...

View Interior Photos Of This Home On My Website: www.Barbaracouch.com

This Information Is Believed To Be Accurate But Not Warranted.