



NUVALLIE REALTY

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Two Bedroom Mobile Home Opportunity

A very nice 2-bedroom mobile home featuring eat-in kitchen with wooden cabinetry, spacious living room, main bedroom with its own bath with walk-in tub, also a second full bath, covered front porch, covered carport, shed, and includes all appliances! All walls, except bathrooms, recently painted. Call Broker, Mike Nuvallie, to set up your personal showing at 413-441-0619, or email at nuvallierealty@gmail.com.



Property Address: 8 Dorothys Way, Rock Manor Mobile Home Park, North Adams, MA Offered At: \$115,000

Possession: Immediate (Serious buyers are strongly encouraged to apply to the park through at their main office to be approved to move into the park; thus, any offer should be made with that contingency).

Kitchen: 18 ½' x 13', eat-in dining area, exit door to carport, full wooden oak cabinetry with middle island counter, double-bowl stainless steel sink, garbage disposal, wood laminate flooring, pantry closet, and a full laundry closet. Includes propane GE gas range (approx. 5 yrs old), GE refrigerator (age unknown), GE dishwasher (age unknown), GE electric dryer (approx. 3 yrs. old), Frigidaire washer (age unknown). All appliances included in their as-is condition with no written or implied warranties.

Dining Room: 12 ¾' x 11', pewter ceiling lamp, unfinished flooring

Living Room: 18 ½' x 12', main-entry door to front porch, unfinished flooring

Bath: 9' x 5', sink/vanity unit with light bar, walk-in accessible tub, ceramic tile floor, exhaust fan, small linen closet

Hallway: 8 ¾' x 3'-2", utility closet for furnace, laundry area with hookups, 2nd exit

Main Bedroom: 12 ½' x 12 ½', unfinished flooring, closet, ceiling fan

2nd Bathrm (off of Main Bedrm): 12 ½' x 5', sink/vanity, cabinetry, medicine chest with light bar, ceiling light/exhaust fan unit, walk-in shower only, linoleum flooring

Bedroom: 12 ½' x 10 ¾', unfinished flooring, closet, ceiling light/fan unit

Other

Front Porch: Covered front porch with entry to living room, approx. 12 ½' x 4'

Shed: Wooden shed, approx. 10' x 10' (no power)

General Property Information

Age of Home	1997 Pine Grove G-1806 (Serial # TRA 350684), 28' x 60' (with a carve-out for carport)	Plumbing	pvc
Construction	wood-frame (VIN # GP 41245 A/B (01-20-97)	Water	public (included in lot rent)
Foundation	none (concrete slab with skirting)	Sewer	public (included in lot rent)
Floors	no hardwood (most floors unfinished as old carpeting was removed)	Wiring	100-amp, circuit breakers (panel in 2 nd bedroom)
Windows	vinyl	Heat	propane gas-fired FHA, 1-zone Miller furnace, original)
Storms	none	Hot Water	30-gal. electric tank (new 08/24)
Siding	vinyl	Carport	20' x 12' covered
Color	grey with white trim, maroon shutters	Lot size	n/a
Roof	main roof asphalt shingled new about 3 yrs. (age of front porch roof unknown)	Schools	Colgrove Elem., Brayton, Drury Middle/High
Insulation	Insulated throughout (unknown as to type)	Assessment	n/a
Lot Rent	\$249 monthly	Fuel	propane gas
Supplier	HA George	Usage	n/a
AC	yard-mount central AC (age unknown)	Generator	Generac back-up unit (approx. 5 yrs.)

Lot Rent: Monthly lot rent of \$249 includes trash-drop off, roadway maintenance, water, and sewer. This park is a 55+ age-restricted owner-occupied park. All offers made are subject to right-first-refusal by park management.

Items Included in Sale: All kitchen and laundry appliances, and generator, as mentioned above, all included as in their as-is condition with no written or implied warranties given

Items Not Included in Sale:

Comments: Some floors unfinished to remove old carpeting and to allow new buyer their own choice. Covered carport for 1 car, with additional on-site parking for two other cars. For directions, starting at downtown on Union St. near McDonalds, proceed east on Rt. 2 (Union St.) for about 2.2 miles which becomes Mohawk Trail, turn left into the mobile home park. Dorothy's Way is the first street to the right that parallels Rt. 2 (Mohawk Trail).

Note. All Brokers/Salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise disclosed. However, the Broker or Salesperson has an ethical and legal obligation to show honesty and fairness to the buyer in all transactions. Information was supplied by the Seller and has not been checked for accuracy by the Broker. Public information is subject to verification. Each item is subject to direct inquiry by the Buyer(s), and the Buyer(s) will be so advised. The Broker makes no representations regarding the condition of the structure or its mechanical components. Any information given herewith is obtained from sources we consider reliable; however, we are not responsible for misstatement of facts, errors, omissions, prior sale, and withdrawal from market or change in price or terms without notice. All measurements and dimensions are approximate.

Thank you from Nuvallie Realty, established by Joseph A. Nuvallie in 1972

https://d.docs.live.net/0f049b294344dc0e/Documents/Real Estate/FACT_SHEETS/8 Dorothy's Way.doc

