



HOME ASSOCIATES, INC.

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Pamela L. Ninneman

Qualifying Broker

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COOPERATIVE LISTING INFORMATION SHEET

Address	<u>307 Meadow Lane</u>	Price	<u>\$135,000.00</u>
Legal description	<u>Lot 11, (.31 Acre) Block 2 A Bacon Sub</u>	Type property	<u>SFR</u>
Zoning	<u>RM-1</u>	Taxes/Year	<u>Approx 1992</u>
Date listed	<u>4/5/2011</u>	Date Sold	<u></u>
Owners	<u>Ray Lipps</u>	Occupied by	<u>Owners</u>
How shown	<u>By appointment with listing office.</u>		

(ROOM SIZES APPROXIMATE)

Builder	<u>champion</u>	Approx. sq. ft.	<u>Approx. 1800</u>	Living rm.	<u>22.8x12</u>	# of rooms	<u>8</u>
construction	<u>2 x 6</u>	Type heat	<u>Gfa/baseboard</u>	Dining rm.	<u>10x12</u>	# or bedrooms	<u>4</u>
Roof	<u>new</u>	Type cooling	<u>swamp</u>	Family rm.	<u></u>	# of bathrooms	<u>2 full</u>
Siding	<u></u>	Fireplace	<u></u>	Kitchen	<u>12.10x8</u>	Lot size	<u>.31 acre</u>
Insulation	<u>yes</u>	Wood stove	<u>pellet</u>	Utility rm.	<u>6.9 x8</u>	Public utilities	<u>x</u>
Garage	<u>2 car</u>	Sub-flooring	<u>wood</u>	Mstr. Bedroom	<u>15.7x12</u>	Private utilities	<u></u>
Carport	<u></u>	Floor coverings	<u>Laminate/file</u>	#2 bed rm.	<u>12.3x10</u>	Paving	<u>No Yes x</u>
Fence	<u>Wood</u>	Window coverings	<u>yes</u>	# 3 bed rm.	<u>12.10x11</u>	Other	<u>Extra room 14.5x11</u>

Appliances: Range x Refrigerator x Disposal Dishwasher x Washer Dryer
 Dryer Connection: Gas Electric x none

Property is not in flood boundary as shown by HUD map dated May 1997

Remarks 4 bedroom, 2 full bath completely updated manufactured home. New flooring wall to wall. Updated kitchen and appliances, new windows and roof, updated bathrooms with tile, completely fenced private yard, immaculate landscaping. This home is ready to move into, A rare find and priced to sell...

Listing Agent: Wendy M. Mileta

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