



**JOE KOZAK**  
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**2019-05-03**                      **12 TAYLOR STREET, Elgin K0G 1E0**                      **ML#: 1150079**

**New Listing!**



<b>Status:</b>	<b>Active</b>	<b>List Price:</b>	<b>\$29,000</b>
<b>Dist/Neigh:</b>	817- Rideau Lakes (S Crosby) Twp	<b>Sub Type:</b>	Residential
<b>Municipality:</b>		<b>Fronting:</b>	West
<b>Neigh Name:</b>	Hmr Estates	<b># Acres:</b>	
<b>Lot Size:</b>	0' x 0'	<b>SqFt:</b>	
<b>Zoning:</b>		<b>Seasonal:</b>	
<b>Zoning Desc:</b>	Mobile/Leased Land		
<b>Legal Desc:</b>	1974 Titan Mobile Home #BML0259		

Directions/Remarks

**Directions:** From Hwy. 15 turn onto Bush Rd (just outside of Elgin) - Left onto Taylor St. - Follow to #12

**Public Remarks:** Economical, cozy mobile home located in HMR Estates Mobile Home Park just outside of Elgin. 1 bedroom and 1 bath. Home is heated by a oil furnace. Also includes 1 shed. Property being sold as is. Call today!

Property Information

<b>Style:</b>	Detached	<b>Type:</b>	Mobile	<b>Total Beds:</b>	1	<b>Total Baths:</b>	1
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	1	<b>FB/PR Bths:</b>	1/0
<b>Year Built:</b>	1974/Approx	<b>#Gar:</b>	0	<b>Beds BG:</b>	0	<b>Ensuites:</b>	0
<b>Parking Desc:</b>	Gravel			<b>#Cover:</b>	0	<b>Total Park:</b>	2
<b>Heat Desc:</b>	Forced Air			<b>Heat Fuel:</b>	Oil		
<b>Air Conditioning:</b>	None			<b>Roof:</b>	Asphalt Shingle		
<b>Water Supply:</b>	Co-Operative			<b># FP:</b>		<b>FP Fuel:</b>	
<b>Exterior Finish:</b>	Vinyl			<b>Sewer:</b>	Septic Installed		
<b>Foundation:</b>	Other (See Remarks)			<b>Construction:</b>			
<b>Basement Desc:</b>	None			<b>Basement Dev:</b>	None (No Basement)		
<b>Floor Covering:</b>	Carpet Wall To Wall, Ceramic, Laminate			<b>Fire Retrofit:</b>			
<b>Appliances Incl:</b>	Dishwasher, Refrigerator, Stove, Washer						
<b>Neigh Influences:</b>	Golf Nearby, Shopping Nearby, Water Nearby						
<b>Exclusions:</b>	none						
<b>Rental Equip:</b>	none						

Room Information

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
LIVRM	Main	20'7" x 13'1"	KITCH	Main	16'10" x 13'1"	BEDRM	Main	10'5" x 13'1"	DEN	Main	8'2" x 13'1"
PORCH	Main	11'4" x 7'9"	BATH3	Main							

Other Property Information

<b>Assoc/POTL Fee:</b>	\$308	<b>Taxes/Yr:</b>	\$0.00/2019	<b>Survey/Yr:</b>	
<b>Fee Freq:</b>	Monthly	<b>Assmt/Yr:</b>			

Office Information

**List Office #1:** RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

<b>FD:</b>		<b>PR:</b>		<b>CD:</b>	
<b>DOM:</b>	1	<b>SD:</b>		<b>SP:</b>	
<b>SRD:</b>					