

WELCOME TO  
326 BELLANCA AVENUE  
\$240,000

5303

JIM WELLER

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ROOM SIZES

Living Room 15 X 16	Kitchen & Dining 15 X 12				<b>BATHS</b>	1 Full
Primary Bedroom 15 X 12	Bedroom 15 X 9				Storage	Basement Crawl Space
				Make: Shelter Model: 16-60 Serial #: 9372	Foyer / Entry	Deck 8 X 12

HEAT

INSULATION

BUILDING

LOT

Type F/ A OIL	Ceiling: R 40	Sq. Ft.	896	Lot Size	3444
Annual Cost	Walls: R 20	Age	1989	Garage	
Litres Over Last 12 Mo.	Floor: R 20+	Lot	Block	Parking	Gravel
	Skirting: R	Plan	Unit		
		C4729	192		

SPECIAL FEATURES /FURNISHINGS:

Affordable, cozy little mobile home with two large bedrooms at each end. It was built in 1989, so it has R20/R40 insulation values and vinyl framed double glazed sealed windows. The home is mostly original but the furnace and hot water tank were replaced circa 2014. This would make a great starter home for someone who is handy as the place could use a little TLC and will need a new oil tank but is priced to sell as is.

It is centrally located in Northlands within walking distance of the old and new hospitals, malls, major supermarkets, numerous restaurants and much more.

The Northlands Trailer Park is subject to a \$283.27 per month local improvement charge on top of their otherwise modest regular property tax bill to pay for the 2015 water and sewer system replacement. There are 17 years remaining. Currently there are no condo fees with a large reserve fund in place.

FOUNDATION

Wood Blocking

PROPERTY TAXES

Amount/yr \$1809 2022

Tenure Fee Simple Condo

Fees Local Improvement \$283.27/mo.

Area Northland

