

**Wonderful 1 Bedroom, 1 Bath Manufactured Home
at Wooded & Beautiful Hemlock Grove Campground in Arundel**



Hemlock Grove Campground—Lot 73, 1299 Portland Road, Arundel, Maine

Property Highlights

- Top Quality Home with 1 Bedroom, 1 Bathroom & Open Concept Living
- Situated in Beautiful Park Near Beaches and Area Amenities
- Mature Wooded Landscaping Surrounds the Property
- Fully Furnished & Ready for Immediate Occupancy
- Lots of Windows Offer Plenty of Natural Light Throughout
- Wall to Wall Carpeting & 21 x 8 Beautiful Dura Built 4 Season Sunroom
- Efficient Propane Gas Fired Heat & Central AC for Warm Summer Nights!
- Great Location Close to Laundry Yet Privacy Galore on this Corner Lot!

For more information,
please contact:

Danielle Lape
Associate Broker
KING REAL ESTATE
198 Saco Avenue
Old Orchard Beach,
Maine 04064



T. 207.934.7622
F. 207.934.1566
C. 207.730.2476

Email:

danielle@kingrealestate.com



Commercial & Residential Real Estate Sales— Leasing—Development—Investment—Acquisition

The information contained herein has been obtained from third parties and as such has not been verified. As such, King Real Estate makes not guarantee, warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

Hemlock Grove Campground in Arundel, Maine is a beautiful and serene heavily wooded park offering coin op laundry, country store, recreational hall & game room—with secure gated entrance. The park is close to all area amenities including Aquaboggan, Funtown/Splashtown, Palace Playland, Dunegrass Golf Course, Oqunquit Playhouse, and other renowned courses, miniature golf, Old Orchard Beach pier, and miles and miles of beautiful Maine beaches to the North and South. The park is open May 1 through October 15. Lot 73 sits on one of the most private and beautiful lots in the park—it is a corner lot heavily wooded with plenty of parking for guests and walking distance to the laundry facilities on site. The four season sunroom is ideal for summer entertaining or an additional sleeping area—with operable windows and screens for comfort. The park home is turnkey ready—beautifully equipped and furnished—and like new. Everything is included in this wonderful offering—all you need for immediate summer fun is awaiting at Lot 73 at Hemlock Grove Campground! Don't miss out!

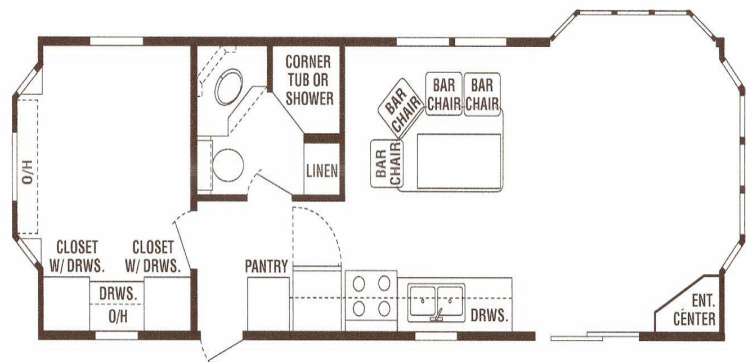
Property Details

Property Address:	1299 Portland Road, Arundel, Maine
Property Name:	Hemlock Grove Campground
Make/Model:	Kropf Island Park Model 4047
Heat/AC:	Propane gas fired heat & central AC
Size:	11.5 x 37 (425+/- sf)
Location:	From Biddeford: Route 1 South (Portland Road) to 1299 Portland on left just past intersection with Log Cabin Road.
Lot Fee:	\$ 3,210—2010 Rate \$100 storage fee for winter storage \$200 preseason deposit for next year Water, sewer, cable and WIFI included.
Flooring:	Carpet in living areas; linoleum in kitchen & bathroom areas, exterior carpet in sunroom.
Exterior:	Maintenance free vinyl siding
Roof:	39 x 9 asphalt shingle insulated roof
Age of House:	2006
Amenities:	Vinyl thermopane windows, shed, front deck, 21 x 8 Dura Built 4 season room, large eat in kitchen with island & corner lot with privacy
Living Area:	1 bedroom with several closets and storage, bathroom with shower/tub, eat in dining area, living room with pull out couch, sunroom with sliding glass door entry & deck.
Appliances & Other Items Included:	Gas stove, refrigerator, microwave, toaster, gas grill, coffee maker, dishes, utensils, brand new wicker patio set, 2 TVs, stereo system, pull out couch and more.
Sale Price:	\$ 44,900—2010 lot fee & current property taxes to be paid by Buyer

Park Photographs



Floor Plan



**Beautiful Fully Furnished
 Seasonal Home
 on Private Corner Lot in Wooded Park**