



**For sale. \$ 54,000.00**  
**110 LOS PLATANOS LLANO**  
**GRANDE**



## 110 Los Platanos, Mercedes, 78570, TX

A must see!

Furnished 14' x 61' Manatee model with 1,074 sq. ft. of living space with its 12' x 22' all season addition. This cute home sits on a corner lot and is located at Llano Grande Lake Park Resort, Mercedes, Texas, a 55+ retirement community. Open concept floor plan with 2 bedrooms & 1 1/2 bath with a walk-in shower. The kitchen cupboards were recently updated and all floors are a pretty light colored solid wood and tile. Large mirrored wall in dining room which makes the room look bigger. Washer &/dryer included. 10' x 19' screened-in patio was built in 2022. Vinyl siding, double pane windows and hurricane shutters. A utility shed which can be used as a workshop for the handyman and storage. It is within walking distance to most amenities, such as the swimming pool, community hall, art center, library, etc. This cheery home has been well maintained and is move in ready. Make this your Winter Home! Call/text Bernie Ohlhauser, Sales Agent @ 303-204-6028 for your personal showing.



Name	<b>Bernie Ohlhauser</b>
Address	602 N Victoria Rd #3000, Donna, Texas
Phone	(303) 204-6028
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### BASE INFORMATION:

Bed	: 2
Bath	: 2

### CONVENIENCE:

**General Amenities:** Texas Room, RO Water, Park Provided WiFi, Park Provided Electric, Park Provided Cable TV, Moveable Unit, Heat Pump, Electric Hot Water, Electric Heat, Central Air,  
**Appliance Amenities:** Washer/Dryer, Refrigerator, Microwave, Electric Stove, Dishwasher,  
**Community Amenities:** Woodshop, WiFi, Tennis, Spa / Hot Tub, Shuffle Board, Schedule Entertainment, RC Track, Pickle Ball, Outdoor Pool, Large Sites, Horseshoes, Grassy Sites, Golf Course, Gated, Fitness Center, Dog Park,  
**Exterior Amenities:** Shed, Screened Porch, Metal Roof, Corner Lot,  
**Interior Amenities:** Walk In Shower, Thermal Windows, Laminate/Tile/Vinyl/Wood Flooring, Furnished - Fully,  
**Landscape Amenities:** Lawn,

### MORE INFORMATION

#### Tax Information

County Tax : 467.51

#### Listing Information

Square Footage : 854.00 Siding type : Vinyl Lot Rent : 597.00 Box Size : 14x61 Building Type : Manufactured Home Texas Room Size : 10x22 Electric Provider : Reliant Screened porch size : 10x12 Other notes : Home is raised one foot. Hurricane shutters. Freshly painted cupboards.

