



For sale. \$ 217,500.00
3056 GUADALAJARA LLANO
GRANDE



3056 Guadalajara St N, Mercedes, 78570, TX

Golf course subdivision!

WELCOME HOME! OWN THE HOME - OWN THE LAND! 2006 model - 30' x 48', 3 BR, 2 BA - 1,344 sq. ft., and located in the golf course subdivision at Llano Grande RV Park, Mercedes, Texas, a retirement community. Includes a 20.9' x 24' garage to park your vehicle/golf carts. Home is fully furnished. Plenty of cupboard space with earth tone-colored walls. This home has been occupied by a quilter so there is plenty of room for the avid quilter who has a Long Arm which is for sale. Water softener & R/O system upgraded in 2015. In 2019, replaced dishwasher, electric double oven stove, fridge with French doors & microwave. Includes a washer/dryer with new washer in 2023. Master suite offers a walk-in closet, a walk-in shower & double sinks. Laminate flooring throughout home. AC system replaced in 2022. Full concrete pad and shingled roof. A covered sitting area at the front of the home where you may enjoy your morning coffee and entertain your friends. Close to all amenities in the park, including a golf course nearby. This home has been well maintained and is priced to sell. Make this your Winter Home! Call Sales Agent, Bernie @ 303-204-6028 for your personal showing.



Name	Bernie Ohlhauser
Address	602 N Victoria Rd #3000, Donna, Texas
Phone	(303) 204-6028
Email	amobmo1@gmail.com

BASE INFORMATION:

Bed	: 3
Bath	: 2

CONVENIENCE:

General Amenities: Workshop, Water Softener, RO Water, Park Provided WiFi, Electric Hot Water, Electric Heat, Doublewide, 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: Garage, Full Slab Under Home,
Interior Amenities: Walk In Shower, Thermal Windows, Laminate/Tile/Vinyl/Wood Flooring, Furnished - Partially,
Landscape Amenities: Lawn, Landscaping,

MORE INFORMATION

Tax Information
 County Tax : 3715.05
Listing Information

Square Footage : 1344.00 Siding type :
Fiber Cement Lot Rent : 314.85
Manufacture Year : 2006 Box Size :
30x48 Building Type : Manufactured
Home Shed Size : 10x10 Garage Size :
21x24 Electric Provider : Frontier Other
notes : 4 cieling fans, 4 tvs, electric
fireplace, irrigation system HOA Fees :
344.85

