



## 186 Lago Vista, Mercedes, 78570, TX

Turn key ready!

Furnished 14' x 61' Schult home with 2 BR 2 BA in a split configuration for privacy, plus a 30' x 12' Texas Room, giving you 1,214 sq. ft. of living space. Located in the nicest resort in the valley - Llano Grande Resort and Golf Club, Mercedes, TX, a 55+ gated retirement community. New ceiling & insulation in Texas Room; new underbelly & insulation; three mini splits, new 3/4" plywood subfloors; new vinyl plank floors; new gas H/W heater; new vinyl windows; new cable/internet lines; new toilets; new sofa & loveseat; step-in-shower; updated kitchen; bonus closet; new double metal roof; vinyl siding & privacy screens. A 8' x 12' utility shed which can be used for storage. A covered carport to park your vehicle/golf cart. Close to all amenities in the park, including a golf course nearby. Call Bernie Ohlhauser, Sales Agent @ 303-204-6028 for a personal showing.



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

### BASE INFORMATION:

Bed	: 2
Bath	: 2

### CONVENIENCE:

**General Amenities:** Texas Room, Park Provided WiFi, Park Provided Cable TV, Mini-Split AC, Gas Hot Water, Electric Heat, Central Air,

**Accessibility Amenities:** Wheelchair Ramp,

**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, Metal Roof, Covered Patio,

**Interior Amenities:** Walk In Shower, Furnished - Fully,

**Landscape Amenities:** Lawn,

### MORE INFORMATION

#### Tax Information

County Tax : 506.86

#### Listing Information

Square Footage : 854.00 Siding type :



Vinyl Lot Rent : 606.00 Manufacture  
Year : 1978 Box Size : 14x61 Building  
Type : Manufactured Home Texas Room  
Size : 30x12 Shed Size : 8x12 Electric  
Provider : Xoom Other notes : New  
toilets, new furniture, new underbelly



