



**For sale. \$ 91,500.00**  
**2230 HIDALGO LLANO GRANDE**



## 2230 Hidalgo, Mercedes, 78570, TX

Move in ready!

**OWN THE HOME - OWN THE LAND!** 1982 Schult 14' x 70' - 2 bedroom 1 1/2 bath, plus a 11' x 25' Texas Room, giving you 1,255 sq. ft. of living space. Located in the original subdivision in the nicest resort in the valley - Llano Grande Resort, Mercedes, TX, a 55+ gated retirement community. Home is completely furnished. The kitchen features plenty of cupboard space. Upgrades include new washer/dryer, water heater, AC & heating unit and carpeting. Has a covered carport to park your golf cart and vehicle. A storage shed for the handyman. Close to all amenities in the park, including a golf course nearby. This cheery home is move in ready. Call Sales Agent, Bernie Ohlhauser @ 303-204-6028 for your 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, RO Water, Park Provided WiFi, Park Provided Electric, Park Provided Cable TV, Own the Land, 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, Metal Roof, Carport,

**Interior Amenities:** Walk In Shower, Laminate/Tile/Vinyl/Wood Flooring, Furnished - Fully, Carpet,

**Landscape Amenities:** Landscaping,

### MORE INFORMATION

#### Tax Information

County Tax : 1987.45

#### Listing Information

Square Footage : 980.00 Siding type :

Vinyl Lot Rent : 136.00 Manufacture  
Year : 1982 Box Size : 14x70 Building  
Type : Manufactured Home Texas Room  
Size : 10x25 Electric Provider :  
Champion HOA Fees : 120

