



For sale. \$ 65,900.00
495 YOLANDA LLANO GRANDE



495 Yolanda Dr, Mercedes, 78570, TX

Large patio for entertaining!

Furnished - Sable model 16' x 56' with 2 BR 2BA, giving you 896 sq. ft. of living space. Second bedroom may be used as an office or den. Located in the nicest resort in the valley - Llano Grande Resort and Golf Club, Mercedes, TX, a 55+ gated retirement community. This spacious open floor plan home is fully furnished with light colored walls & tons of natural light. Split bedroom configuration for privacy. Master bedroom with an en-suite and walk-in shower. Plenty of cupboard space. A long-covered carport giving you outdoor space to enjoy your morning coffee and entertaining your friends. There is ample space to add a screened-in patio or a Texas Room. Newer installed HVAC air conditioner/heat pump. It has vinyl siding, shingled roof, shutters & room darkening screens. Next to the home is a 12' x 14 'utility shed to store your golf cart & tools. Close to all amenities in the park such as the tennis courts, library, swimming pool, fitness center, etc., and a golf course nearby. Call 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	: 2
Bath	: 2

CONVENIENCE:

General Amenities: Workshop, Park Provided WiFi, Park Provided Cable TV, Heat Pump, Electric Hot Water, Electric Heat,

Appliance Amenities: Washer/Dryer, Refrigerator, Microwave, Electric Stove, Dishwasher,

Exterior Amenities: Covered Patio, Carport,

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

Landscape Amenities: Lawn,

MORE INFORMATION

Tax Information

County Tax : 407.19

Listing Information

Square Footage : 896.00 Siding type : Vinyl Lot Rent : 580.00 Manufacture Year : 1997 Box Size : 16x56 Building Type : Manufactured Home Shed Size : 12x14 Electric Provider : TXU Other notes : Needs new subfloor in master bedroom

