

Information from the Seller:

900 Route 23A, Lot 27, Catskill, NY 12414

Refurbished 3-Bedroom, 2-Bath Mobile Home

This beautifully updated mobile home offers comfortable living with modern upgrades throughout. Featuring three bedrooms, a spacious living room, a well-appointed kitchen, a laundry area, and two full bathrooms, it's move-in ready for its new owner.

Key Features:

- Exterior:
 - Storage area outside for tools, equipment, or seasonal items
 - Oil tank installed just 3 years ago
 - Georgia-Pacific siding with a lifetime transferable guarantee
 - Sherwin-Williams paint throughout the home for a fresh, durable finish
- Interior Updates:
 - Updated electrical devices to meet National Electrical Code standards, including tamper-proof, child-resistant outlets, rocker-arm switches, matching plates, and GFI-protected outlets where required
 - New carpeting in all three bedrooms for comfort and warmth
 - Wall-unit air conditioner in living room
 - Brand new hot water heater
 - Brand new refrigerator
 - Washing machine (head units need to be replaced) and dryer included
- Plumbing & Mechanical:
 - New heat tracing installed on all plumbing under the home for freeze protection
 - All ductwork sanitized and steam-cleaned by a licensed, certified company (documentation available)
- Health & Safety:
 - Mold inspection performed by a licensed company—results came back exceptionally clean, well below permitted limits (report will be posted in the home)
 - New insulation installed in recommended areas per inspection report

This home is turn-key, well-maintained, and ready for its new owner to enjoy