

2003 Golden West Luxury Manufactured Home - \$97,500

1 bed | 1 Bath, 594 Sq. Ft. | Large Lot

Interior: New improvements

- Waterproof cork-backed Vinyl Flooring
- Fresh interior paint
- Kitchen features new Quartz countertops, New fixtures and New double bay deep stainless steel sink and New Garbage disposal.
- New wall cabinets on refrigerator wall
- Also added a movable kitchen Island with seating/eating space and added storage drawers and cabinets inside.
- Propane central heat was recently upgraded and includes central air conditioning.

Exterior: New Improvements

- New Exterior Paint, New Metal Roof, New large 120 sf TUFF Shed with storage loft and full wood shelving on west side, New Small Shed & storage shelving on east side

Significant Features of this home

- The HVAC system was completely maintained and brought up to date. The new heating system features a pilot less ignition system and airflow controls to maximize the heating efficiency to the highest standards possible. Many years of service with minimal maintenance can be expected.
- All appliances are in good working order and include a fridge, stove, dishwasher, garbage disposal. The Samsung washer and dryer are top quality front loading units with storage below.
- The bedroom closet has lighting, shelving, and hanger space built in with a power outlet and with access through the wall for a TV facing the bed & access to the outside of the house for antenna cables.
- Lot is larger than most and has community garden behind the NEW TUFF SHED.
- Large 20'x8' front porch deck floor level (5 steps at front home entry) with room to accommodate upgrade for accessibility. Additionally, the 4'x3' shower can be upgraded for accessibility.
- Dog friendly (Small dogs 20 lbs or less) home featuring dog door and fencing including anti-dig barriers below ground along the fence line.
- Gardener's Paradise...The seller took ownership of developing the garden area behind the NEW TUFF SHED and produced a good harvest over the last two seasons. Soon neighbors joined in to assist. There was drip irrigation and areas assigned for each neighbor who wanted to participate. It really pulled people together. The seller also paid for all of the tree trimming around the house that was needed to manage root growth, sunshine/shading, and risky tree limbs that could fail in a windstorm. These are the sort of upgrades that are often neglected and leave a new home owner with a list of things to do.

See Back Side for "Why the Seller Loves This Home!"

Why Seller Loves This Home!

"I love this home because it is comfortable, quiet, and in a great location. It was my forever home when I retired but then I had to move to the east coast after five years of living in this home and upgrading it with the highest quality possible. The value of this home comes from the original quality and the high quality upgrades that have been completed. Parking allows for a 21' boat trailer and truck in the driveway. The home is perfectly sized for two people. The roomy bathroom with a comfortably sized shower is adjacent to the laundry room. From the laundry room is a side entrance with a dog door leading to a fenced yard and dog comfort area. The living room is open and very comfortable with a south facing kitchen common space. There is a wonderful ceiling fan and plenty of light during the day. A large movable kitchen island provides extra storage and eating space.

The new 120 sf Tuff-Shed is great for extra storage space with a second story loft having a bonus 100 sf of floor space in the upper area. Strong wood shelving is built-into the shed to manage the full rated load capacity. The east side yard is fenced and gated for a dog with a new smaller shed and additional outdoor covered shelves. The large garden area is shared with the adjacent neighbors and yields a lot of fresh food. The Mokelumne River flows a few hundred feet away and offers a walking and biking area along the levee. This is truly an interesting and enjoyable location with a combination of the Wimpys Restaurant and marina with boating activities, fishing, hunting, nature preserves, and open expansive views with great neighbors. Local shopping in Walnut Grove, Thornton, and Galt provides everything needed close by while Sacramento, Elk Grove, and Stockton are also about 30 minutes away."