



14A, 35377 Range Road 31 , Dickson, Alberta - \$199,000



Main Photo

Property Description

Beautiful private treed lot with 1 bedroom and 1 bath Park Model on Gleniffer Lake in Dickson Cove Resort, Lot #14. This property is a 3 Season Resort. Resort amenities include:
Sand Volleyball court Basketball Court Horseshoe Pits Playground.
Clubhouse with full kitchen and tables and chairs for family get togethers.
Abundance of green space for visitor camping, Park Model is a 2014 Aurora Country Manor (4414) This model has abundance of natural light. The living room includes a couch with fold-out queen bed and recliner loveseat. The large bedroom has a queen size bed with under bed storage, 2 closets as well as night stands and stacked washer/dryer. The bathroom has a spacious shower with bench and linen closet.

The kitchen includes gas stove, microwave, fridge and dishwasher all Whirlpool brand including the washer and dryer. The kitchen table has an extra leaf and 4 chairs.

There is a 10' X 12' 120 sq. ft. bunkhouse for extra company with single over double bunk beds and plenty of storage.

There is a composite deck with an automatic remote control 20 ft. Rolltec Awning (with wind sensor) which also includes a roll down screen front. Firepit, Shed, B-B-Q, extra full size fridge and propane pig are included.

Small woodshed and 2 deck boxes as well as various patio furniture are also included. Come enjoy easy lake living this summer! Each lot owns a Shares of the corporation, There is no lease amount i took the \$750 maintenance fee and divided by 12. Taxes for the year were \$642.17 maintenance fee for this year was \$750 included internet, water, sewer, garbage, lawncare of common area and use of club house and common areas, electricity is on one panel but each property has a meter so depending on usage last years total for this lot was \$339.30 (Seller lives in property all summer May-Sept) Due to the unique nature of this property, a mortgage cannot be placed on the property. This is not your typical property situation as you are buying a share of the corporation.

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