

Oregon Manufactured Home Dealer
email@rivervalley-homes.com



Price: \$63,000
Community: Woodland Hills Mobile Home Park
Address of Home:
46 NE Mary Ann Lane
Roseburg, Or 97470
Est. Annual Property Tax: \$381
Lot Rent: \$625

Heat: Electric, Central
Status: Active
Exterior Color: White
Builder: Walden
Year: 1976
Size: 24'x40 940 Sq. Ft.
Bed Rooms: 2 **Bath Rooms:** 1.5

**Great Value And
Conveniently Located
Now Only \$63,000**

Enjoy peaceful living with a view in this charming 1976 Walden double wide (40' x 24', approx. 960 sq. ft.) located in the quiet, well-kept Woodland Hills Senior Estates community.

This 2-bedroom, 1.5-bath home features central heat and air (heat pump), all major appliances, and stackable washer and dryer. Beautiful wood flooring, dual-pane vinyl windows, and new plumbing throughout add comfort and efficiency.

The kitchen shines with updated cabinets, a refurbished butcher block island, and copper wiring throughout the home. Both bathrooms have upgraded vanities and the guest bath includes a tub/shower surround. A new front door completes the updates.

Outside, relax in the quiet backyard retreat, with storage and workshop buildings (with power) and space for a garden. Parking for two vehicles included.

The park allows two pets up to 18" at the shoulders.

Close to shopping, restaurants, great fishing, and easy freeway access, this move-in ready home offers comfort, value, and community.



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