

Home For Sale In Roseburg 541-840-2351

Oregon Manufactured Home Dealer

email@rivervalley-homes.com



Price: \$86,500

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 \$86,500

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.





www.RiverValley-Homes.com

Call Rose @ 541-840-2351

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