



## 94120 Strahan St #122, Gold Beach, OR, 97444, Southern Oregon Coast

AFFORDABLE GOLD BEACH LIVING! Ocean Views from this Front Row, 3 bdrm, 2 bath charmer in Gold Beach Mobile Home Park. #24255406-m2o ~ Click on Photo for more info!

Ocean Views from this front row charmer located in Gold Beach Mobile Home Park. Watch the waves crash from the privacy of your own home with nearly unobstructed ocean views in the fully enclosed sunroom. The residents will tell you the Park is known for being a safe, quiet, pet friendly, All Age Park. Centrally located in the heart of Gold Beach and close to everything from the Rogue River to the miles of golden sandy beaches, hundreds of hiking trails, fishing, kayaking, rafting, shopping, and restaurants. This nicely updated 3BR/2BTH manufactured home has 2"x 6" exterior walls that are quiet and nicely insulated, with an enclosed 352 sqft rear sunroom for additional living/crafting space, all complete with a brand-new roof as of January 2024. Luxury waterproof vinyl plank floors, newly appointed kitchen with lots of storage space, stainless steel appliances & sink, and an eat in kitchen dining area. Large master bedroom with private bath, and seclusive glass slider leading into the sunny, privately enclosed sun porch. Excellent ocean views from almost every room. All buyers must be pre-approved by the park prior to purchasing. Monthly Park Dues are currently \$450 to include garbage, water & sewer costs. Park applications will be emailed upon request to interested buyers. Call, text or e-mail today for all the details! #24255406-m2o ~ Click on Photo for more pictures!



Name	<b>Joy Wells</b>
Address	PO Box 121, Gold Beach, OR 97444, Gold Beach, Oregon
Phone	541-655-0100
Mobile	541-655-0100

### BASE INFORMATION:

Bed	: 3
Bath	: 2

### LAND INFORMATION:

Square feet	: 1408
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### BUILDING INFORMATION:

House Construction	: Manufactured
Year Built	: 2
Number of Floors	: 1

### CONVENIENCE:

**General Amenities:** City Water, City Sewer, Cable / Satellite TV / Broadband Internet Avail,

#### **Appliance Amenities:**

Washer, Refrigerator, Range/Oven Electric, Microwave, Disposal, Forced Air Heat/Air, Dryer, Dishwasher, All Appliances, Air Conditioning,

**Community Amenities:** Maintenance Grounds, Maintenance Exterior, Common Area(s), Association Fee,

#### **Exterior Amenities:**

Views, Landscaped, Fencing, Deck/Patio - Covered, Deck/Patio,

**Interior Amenities:** Vinyl Windows, Vinyl Flooring, Vaulted Ceiling(s), Sun Room, Laundry Room, Laminate Flooring, Ceiling Fan(s), Bonus Room,

**Security Amenities:** Smoke/CO2 Detector,