



132 Jiminez Way, Hayward, CA 94544

Serial # ALJ761238 & BLJ761238

List Price: \$259,000 cash or finance with minimum 20% down



**2 BR, 2 BA, Living Rm & Family Rm
in 1,400 Sq Ft.**



**Oak cabinets and solid
surface counters**



**Extensions widen parking area,
Extra Large Custom Storage shed**

Home Features... This 1976 La Jolla mobile home offers 1,400 square feet of living area plus a large covered Trex deck.

The home features a central entry floor plan with a separate living room that could be a home office and a family room in the great room area that features a island kitchen, dining area and TV area.

The home also features two bedrooms, two bathrooms, and a laundry room with a washer, dryer, and modern white cupboards and a utility closet and a door to the carport area.

The neutral interior paint scheme is ready for your personal touches.

The island kitchen features an abundance of customized cabinets with built-in drawer dividers, slide out shelves, and built-in trash and recycling bins. The large garden window is ideal for growing herbs, etc. The appliances included are a side-by-side stainless steel refrigerator, a stainless steel electric stove, a stainless steel dishwasher, and a stainless steel microwave oven. And, in the island is a wine rack and a wonder wine refrigerator. Don't drink wine? It is ideal to keep water and other beverages at good drinking temperatures.

On the carport side of the home there are professionally installed exstensions and a large custom storage shed with a locking door.

The low maintenance lot is large and private as there are no mobile homes behind this home.

About Hometown Spanish Ranch Mobile Home Park:

To live here one person must be at least age 55 and any other residents of the home must be over age 18.

Buyers, even all-cash buyers, must income and credit qualify with the park management. All buyers must have good credit and verifiable monthly income of at least three times the monthly space rent, which is **\$722.44**.



Interested? Please call...

Joanne L. Gardiner, Broker, ePRO Realtor, CalBRE Broker's License # 00822285

Advantage Realty 510-429-4800 or Cell phone: 510-589-4794

3205 Whipple Road, Union City, CA 94587

Visit our web site: CaliforniaSunshineHomes.com

Email: Joanne@JoanneGardiner.com