

THE LOON'S CALL CAMPGROUND & COTTAGE RESORT TRAILER FOR SALE



Asking price: **\$23,500**

30' 2005 Dutchman 30S

Trailer is in good condition. Queen bedroom (new mattress) located at front of trailer, bunk room at rear. Price includes 2021 seasonal fees, 8'x13' deck, 6'x9' shed. This is a "turnkey" trailer sale – linens, outdoor furniture, dishes, etc. included in sale.

Contact #: **(866) 765-4756**

Email: info@loonscall.ca
aprilkm@yahoo.com



This trailer is located on Site 81. Lot is well treed near back of park, close to hiking trail, main washrooms.

IMPORTANT NOTES:

Disclosure by owner: The above trailer requires a new hot water tank, one twin mattress and rechargeable batteries for the outdoor deck lights.

The above trailer is put up for private sale by the trailer owner. The Loon's Call Campground & Cottage Resort (the "Park") makes no guarantees or warranties with respect to trailer condition. Terms of sale to be negotiated between vendor and purchaser with all risks of purchase and sale to be borne solely by the vendor and purchaser. Purchaser will be required to sign a licence of occupation for the seasonal site with the Park in accordance with Park policies failing which the Park reserves the right to require removal of the trailer from the Park. Purchaser should note that vendor may have paid all or a portion of the site fee for the current year and that this may be included in the purchase price upon negotiation. In addition, the vendor is responsible for payment of a transfer fee to the Park upon sale of the trailer. Any unpaid fees owing to Park by the vendor become the responsibility of the purchaser under the Storage & Liens Act.