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**ADDRESS:** 13 Magpie Circle (911 Address)  
**LEGAL:** Lot 53, Phase II - Pendaries RV Park  
**LOT SIZE:** ± .131 Acre  
**FEATURES:** **400± sq. ft. 2010 Athens Park Model.** Furnished one bedroom, one bath, all GE appliances—stainless steel and black, electric cook-top, microwave, dishwasher, refrigerator, built in vacuum, ceiling fans, refrigerated air conditioning, central forced air (heating/cooling unit), fuel tank leased, 2 covered decks, easy access, awesome mountain views  
**AGE:** Built 2010  
**SHED:** Storage shed: 12X12, fully finished/insulated, Hardy Board Siding (woodpecker proof), shelving/storage cabinets, additional storage space/sleeping in shed attic, plumbing needs to be completed for washer/dryer  
**LOT:** Graded, graveled, leveled & landscaped; utilities: 50 AMP service-220 volt service, water & sewer  
**PRICE:** **\$200,000**



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