

2024 Salem Grand Villa 44 View: 45' 2"
\$308,000.00

9' ceilings throughout – very spacious feeling; 2 thermostat controlled ACs; tankless on-demand water heater; 24' awning with LED light strip; patio-side east facing wall of windows with electric roller shades; beautiful light gray woodwork and cabinetry throughout; light gray luxury vinyl throughout (no carpet); sliding glass doors with screen at the front of coach, traditional entry door with screen door at the rear of the coach; 2 30 lb. propane tanks with cover and battery on the tongue, additional 100 lb. propane tank at the front of coach and 20 lb. propane tank for the shed-kitchen stove; central vacuum with coach-length hose, tools, and floor sweep port; slide-out awnings; all drain and sewer lines are hard-plumbed (no flexible hoses).

King bedroom: adjustable bed, electric color changing fireplace with 2 heat settings, closets, drawers, above-bed storage, under bed storage, full-front windows, black out roller shades, smart TV.

1st sleeping loft above king bedroom: two twin beds, center storage cabinet with bins, TV hook up, spiral staircase access, blackout roller shades, loft privacy curtains.

2nd sleeping loft above the rear bath: queen bed, TV hookup, built in dresser, traditional open staircase, blackout roller shades, loft privacy curtains.

1 ½ baths:

Full bath across the rear of the coach = large floor space; marble-look shower with triple sliding glass doors, multi-function shower control with 3 outlet locations, closet with stacked washer and dryer, porcelain toilet, large vanity with single sink, lots of storage, wall fan/vent, blackout roller shade.

½ bath between kitchen and master bedroom, porcelain toilet, stainless sink, ample storage, wall fan/vent, frosted window in the door.

Kitchen:

Stainless-steel French door bottom freezer refrigerator with ice maker, stainless-steel apartment sized gas stove with full size oven with lighted knobs and electronic ignition, stainless-steel above-stove microwave, and stainless-steel farm sink with large/high reach faucet, large roll out pantry, LARGE white quartz-look counter-height center island seats 5, ambient ceiling and floor lighting.

Living:

L-shaped sectional sofa with storage ottoman and fold out queen sleeper, storage cabinetry behind one side of sectional, TV is on an electrically operated "tele-vator", ceiling and ambient lighting, electric color changing fireplace with 2 heat settings, TV sound bar with multi-functions (TV, Bluetooth, indoor speakers, outdoor speakers).

Outside:

-02/2021 approximately 25'x59' 5" thick fiber reinforced concrete pad - 4000 lb. per sq inch.

-04/2021 10x10 metal roof cabana for golf cart or car parking.

-03/2024 12x20 metal roof cabana with 40 color changing LED lights, 15' of stainless-steel professional kitchen tables and sink plumbed to mains: hot, cold, drain.

-Left shed is an outdoor kitchen: 2023 full-size 4-burner gas stove with oven, 2022 15 cu ft refrigerator/freezer, 2024 20 cu ft freezer, 2023 30-inch wall-mount microwave on a shelving system, lots of storage, 110v electric and lighting, clean and dry.

-Right shed is storage: controls for 12v patio lighting, wall-mount tool rack, clean and dry.

- ten 4'x2'x2' galvanized metal stock tanks as hedge planters; portable fire pit.

-2007 Club Car golf cart, batteries new in 02/2023, serviced 11/2022 (brakes, steering, alignment), full-length roof, back seat folds to hauling mode.