

# 11850 Maple Trail



Escape to Rocky Fork Lake...one of Southern Ohio's best kept secrets! Extensively renovated in the Spring of 2023, this 1970 singlewide home is up to date on luxury and style with many surprising amenities! Boasting a retro theme, this 2 or 3 bedroom home sells amazingly furnished, and wonderful creativity is on full display by the owner's professional interior design! The centerpiece of the living room is a cozy fireplace and gas stove! An eye-catching remodeled kitchen with appliances, brown paper suede flooring, a cork ceiling decorated with messages and signs in the TV lounge addition, a unique beer bottle cap floor in the bathroom featuring a retro blue corner tub and shower, and accent photo painted distressed paneling! The TV lounge room could easily serve as a 3rd bedroom! Many surprises and artistic details await your discovery! Value added updates include a new metal roof, vinyl replacement windows, and an efficient gas furnace! A covered front porch is ideal to enjoy summer evenings on a quiet street and offers a ramp to accommodate loved ones! 2 generous lots with mature shade trees and a camper hook up for when guests come calling! The 20x24 boat garage is complete with a concrete floor and electric! Minutes to the water and docks! Offering immediate possession, this opportunity can serve as a retirement destination, vacation home or income-producing investment! Schedule your showing today! This one will bring a smile to your face!



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