

Private Houseboat For Sale

Alexander Gray

SLEEPS
UP TO **4**

MERCURY
MerCruiser

13' x 33' approx. 858 sq.ft. living space

Custom 1 Stateroom, 35' Twin Anchors CruiseCraft Trail Cruiser 3513

This beautifully appointed houseboat has all the features of cozy cottage including a fireplace.

- 1 Queen Bed
- 1 State Room with a Queen Bed
- 1 Bathroom with toilet, sink and shower
- Two 5.0 Mercury Engines
- Appliances: Refrigerator - 8 cu.ft 2 way Propane refrigerator (2-door); three burner propane stove; 24" Microwave above stove in cabinet
- AM/FM in-dash unit with 4 speakers c/w I-pod jack & Bluetooth in Salon and Stateroom
- 10 Gallon Hot Water Tank under bed
- Entertainment Centre with 40" flatscreen TV with electric fireplace.
- 40" flatscreen TV in Stateroom - wall mounted
- AM/FM with I-Pod Jack & Bluetooth with 2 speakers on Bridgedeck
- Vinyl flooring throughout
- Bimini top
- 20,000 BTU Propane forced air furnace, ducted - under bed
- Roof A/C installed - 13,500 BTU - under flybridge
- Two 110 Volt inverter outlets in galley and stateroom
- Two 110 Volt receptacles with individual breakers at entertainment centre and galley
- Start Batteries: 1 - Engine 1 - Gen 1 - MMC 1
- Cabin Batteries 4 - 6 volt
- 12 volt LED lighting throughout
- Solar ready- RI (4) #8 gauge Command Station to Helm - Battery Bank

REDUCED FOR QUICK SALE!!

~~\$279,900~~
\$190,000

plus applicable tax.

**Includes 1 year annual moorage at
Old Town Bay Marina!**



FOR SALES INQUIRIES:

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More photos online:

