



\$ 160,000

5563 S Topaz St, Fort Mohave, AZ 86426

- » Beds: 2 | Baths: 2 Full
- » MLS #: 035361
- » Mobile/Manufactured | 837 ft<sup>2</sup> | Lot: 6,098 ft<sup>2</sup>
- » More Info: [5563STopazSt.IsForSale.com](https://www.5563STopazSt.IsForSale.com)



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Charming & Versatile Single-Wide in Pebble Lake Fort Mohave! This well-maintained Villa model single-wide manufactured home is nestled in the desirable Pebble Lake subdivision of Fort Mohave, offering comfort, flexibility, and outstanding potential. The home features 2 bedrooms, 2 bathrooms, and 837 sq ft of main living space, plus an additional approx. 200 sq ft third bedroom perfect for guests, a home office, or hobby space (not included in stated square footage). Enjoy customized comfort year-round with four mini-split A/C units, allowing individual climate control throughout the home which also has the central A/C & heat system. The functional floor plan includes indoor laundry and a garage-sized utility/storage room, providing ample space for tools, storage, or workshop needs. Outside, you'll find a long 50-ft covered, attached carport, a fully fenced 0.14-acre lot with chain-link fencing, and generous side yard space ideal for RV or trailer parking. Take in mountain views and enjoy the freedom of outdoor living with room to expand, garden, or entertain. Whether you're seeking a primary residence, rental property, or investment opportunity, this home delivers versatility and value. Conveniently located near shopping, dining, golf courses, medical facilities, Avi Resort & Casino, and the Colorado River, you're close to everything that makes the Tri-State area so desirable. Affordable living with open views and

