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|--------------------------|--------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 3 | Approx. Year Built: | 1990 |
| Frontage (ft): | 423.16 | Bathrooms: | 2 | Age: | 34 |
| Lot Area: (Acres) | 2.64 | Full Baths: | 2 | Zoning: | MOBILE |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$2,254.45 |
| Rear Yard Exp: | | | | For Tax Year: | 2023 |
| View: | | | | P.I.D.: | 007-039-972 |

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|-------------------------|--------------------|-------------------------|------------------------|
| Style of Home: | 1 Storey | Parking: | Total: 10 - Covered: 0 |
| Construction: | Frame - Wood | Covered Parking: | 0 |
| Exterior: | Vinyl | Parking Access: | Front,Side |
| Foundation: | | Parking: | Open |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Wood | Distance to: | |
| Water Supply: | Other | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Forced Air | Property Disc: | Yes |
| Outdoor Area: | Patio(s) & Deck(s) | PAD Rental: | 0.00 |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | | Fixtures Rmvd: | No |

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity

Legal: STRATA LOT 2, PLAN NWS2540, SECTION 22, TOWNSHIP 24, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN

Amenities:

Site Influences: Golf Course Nearby,Private Setting,Private Yard,Shopping Nearby,Ski Hill Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): RE/MAX Magnolia

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|--------------|-------|-----------------|--------------|
| Main | Living Room | 12'11 x 19'4 | Main | Primary Bedroom | 12'10 x 15'6 |
| Main | Bedroom | 12'8 x 10'4 | Main | Walk-In Closet | 10'2 x 7'10 |
| Main | Dining Room | 12'11 x 12'0 | Main | Laundry | 7'11 x 7'10 |
| Main | Bedroom | 10'0 x 10'4 | | | |
| Main | Foyer | 7'5 x 4'2 | | | |
| Main | Kitchen | 12'9 x 11'4 | | | |
| Main | Family Room | 12'10 x 12'2 | | | |

| | | | | | | |
|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,613 sqft | # Of Rooms: | 10 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | Main | 4 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | | | |
| Finished Floor (Total): | 1,613 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Crawl | | | |
| Grand Total: | 1,613 sqft | Beds In Bsmt: | 0 / 3 | | | |
| | | # Of Pets: | | | | |

Escape to your personal paradise just 15 mins east of Mission City! Nestled amidst the breathtaking natural beauty of rivers, lakes, and hiking trails, this 3 BEDROOM, 3 BATHROOM manufactured home, boasting 1613 sq ft of living space, sits on 2.6 ACRES of land. It offers the perfect retreat for outdoor enthusiasts. Ample parking, a hot tub hookup and pad, along with UPDATED kitchen cabinets, flooring, and paint, make it an ideal haven for relaxation and entertainment. You'll love the spacious deck, perfect for enjoying your morning coffee or entertaining friends and family. water for the property comes from natural mountain springs! ATV and motorcycle trails are right at your doorstep, while Sandpiper Golf Course and Sasquatch Ski Mountain beckon for year-round adventures!