

Depth/Size (ft):	Bedrooms: 3	Approx. Year Built: 2003
Frontage (ft):	Bathrooms: 2	Age: 21
Lot Area:	Full Baths: 2	Zoning: MHP
Flood Plain:	Half Baths: 0	Gross Taxes: \$1,257.28
Rear Yard Exp:		For Tax Year: 2023
View:		P.I.D.: 900-571-600

Style of Home: Rancher/Bungalow w/Bsmt.	Parking: Total: 2
Construction: Manufactured/Mobile	Covered Parking:
Exterior: Vinyl	Parking Access:
Foundation:	Parking: Open, RV Parking Avail., Visitor Parking
Rain Screen:	Locker:
Renovations:	Units in Dev:
# of Fireplaces:	Distance to:
Water Supply: City/Municipal	Title to Land: Leasehold not prepaid-NonStrata
Fuel/Heating: Forced Air, Natural Gas	Property Disc: Yes
Outdoor Area: Patio(s) & Deck(s), Sundeck(s)	PAD Rental: 1240.00
Type of Roof: Asphalt	Fixtures Leased: No
Floor Finish: Laminate, Mixed, Tile	Fixtures Rmvd: Yes

View:

Mgmt. Company: Parkridge Lifestyles - 604-536-8255

Complex / Subdiv: BREAKAWAY BAYS

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Legal: MHR 88730 CSA 47131

Amenities: Club House, Exercise Centre, In Suite Laundry, Pool; Outdoor, Recreation Center

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	8'7 x 18'3	Main	Bedroom	13'3 x 9'4
Main	Dining Room	8'3 x 10'11	Main	Laundry	8'7 x 6'1
Main	Foyer	8'3 x 7'4	Main	Patio	10'6 x 37'9
Main	Kitchen	13'4 x 9'8			
Main	Eating Area	13'4 x 9'1			
Main	Primary Bedroom	13'3 x 14'7			
Main	Bedroom	10'7 x 12'1			

Finished Floor (Main): 1,379 sqft	# Of Rooms: 10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	3	Yes
Finished Floor (Below): 0 sqft	# Of Levels: 1	Main	3	No
Finished Floor (Bsmt): 0 sqft	Crawl/Bsmt Height:			
Finished Floor (Total): 1,379 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed: 100			
Grand Total: 1,379 sqft	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

Welcome to your "Modular Home"! Feels like a house with a spacious bright floor plan, vaulted ceilings, 3 large Bdrms, 2 baths, double glazed windows, Gas stove top, wall oven, huge eat in kitchen and a separate dining/living room. Walk out to the amazing deck, partially covered with a cozy area for relaxing get togethers. Large workshop shed, plenty of storage and situated in a great location in the park! 3 yr old roof, lovely low maintenance yard. This home has been lovingly cared for by the current owners. This park has amazing amenities; outdoor heated pool, clubhouse, workout room, library, games room and walking trails. In a prime location near transit, shopping, US border and schools. Bring your 2 fur babies ... Cats and dogs, Dogs maximum height 20" at withers. A must see!