

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1973
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	51
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	MHP
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$300.00
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	800-116-472

<b>Style of Home:</b>	Manufactured/Mobile	<b>Parking:</b>	Total: 3
<b>Construction:</b>	Manufactured/Mobile	<b>Covered Parking:</b>	
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open, RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Leasehold not prepaid-NonStrata
<b>Fuel/Heating:</b>	Forced Air, Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Sundeck(s)	<b>PAD Rental:</b>	900.00
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	WILDWOOD PARK
<b>Services Connected:</b>	Natural Gas, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 19914, BAY # 278, 10305 WILDWOOD MANUFACTURED
<b>Amenities:</b>	Playground, Pool; Indoor, Recreation Center, Storage, Weekly Housekeeping, Workshop Detached
<b>Site Influences:</b>	Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Treed
<b>Features:</b>	
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest., Rentals Not Allowed
<b>Listing Broker(s):</b>	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'6 x 11'6			
Bsmt	Kitchen	7' x 11'6			
Main	Dining Room	12' x 11'6			
Main	Primary Bedroom	11'9 x 10'6			
Main	Bedroom	13'2 x 8'9			
Main	Laundry	6' x 5'			

<b>Finished Floor (Main):</b>	843 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	843 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	843 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

Enjoy the best of suburban living with easy highway access in a quiet, fully renovated home. This pet-friendly home offers a peaceful and contained neighborhood, providing amenities like a community pool, hall, tennis and basketball courts, and a playground for endless recreation. With an E.V. ready setup and secured RV and boat parking, this property is equipped for modern living. Brand new roof, siding, and a deck (in 2023) ensure lasting quality. Located conveniently near Ikea and Superstore, this move-in-ready gem boasts a solid foundation, making it an excellent place to call home.