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|--------------------------|--------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 3 | Approx. Year Built: | 1995 |
| Frontage (ft): | 192.00 | Bathrooms: | 2 | Age: | 29 |
| Lot Area: (Acres) | 5.00 | Full Baths: | 2 | Zoning: | RU16 |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$4,917.95 |
| Rear Yard Exp: | | | | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 005-710-553 |

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|-------------------------|---------------------|-------------------------|--|
| Style of Home: | Manufactured/Mobile | Parking: | Total: 15 - Covered: 0 |
| Construction: | Manufactured/Mobile | Covered Parking: | 0 |
| Exterior: | Vinyl | Parking Access: | Front,Side |
| Foundation: | | Parking: | Add. Parking Avail.,Open,RV Parking Avail. |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 0 - Fuel: | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Baseboard,Electric | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | | Fixtures Rmvd: | No |

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|----------------------------|--|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | RICHARD; KEYSTONE;FERNDALE |
| Services Connected: | Electricity,Natural Gas,Septic,Water |
| Legal: | LOT 1, PLAN NWP58864, SECTION 5, TOWNSHIP 18, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 78690 |
| Amenities: | Barn,Garden |
| Site Influences: | |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW |
| Bylaw Restrict: | |
| Listing Broker(s): | RE/MAX Magnolia, Vybe Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|------|------------|
| Main | Primary Bedroom | 10'4 x 10'7 | | | |
| Main | Foyer | 5'0 x 7'6 | | | |
| Main | Dining Room | 10'8 x 7'3 | | | |
| Main | Kitchen | 14'9 x 5'11 | | | |
| Main | Living Room | 13'4 x 12'11 | | | |
| Main | Bedroom | 7'1 x 9'7 | | | |
| Main | Bedroom | 13'7 x 7'8 | | | |

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|--------------------------------|----------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 923 sqft | # Of Rooms: | 7 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | Yes |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | Main | 4 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | | | |
| Finished Floor (Total): | 923 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | None | | | |
| Grand Total: | 923 sqft | Beds In Bsmt: | 0 / 3 | | | |
| | | # Of Pets: | | | | |

Incredible opportunity! Embrace rural living just moments from Mission Downtown with this 3 bedroom, 2 bathroom manufactured home on 5 expansive acres on city water! A functional floor plan offers ample space for a young family, while the land presents endless possibilities for recreation and hobby farming. BUILD YOUR OWN HOME ONE DAY? Also potential for re-zoning Comes with an 8-stall barn, shop, paddock and riding arena for added revenue. Your kids will adore the space to explore. Act now and make this your dream oasis! FLOOR plan available.