

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1969
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	55
<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>	
<b>View:</b>	Yes			<b>P.I.D.:</b>	700-002-724

<b>Style of Home:</b>	Manufactured/Mobile	<b>Parking:</b>	Total: 3 - Covered: 0
<b>Construction:</b>	Manufactured/Mobile	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<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>	0 - Fuel: None	<b>Distance to:</b>	
<b>Water Supply:</b>	Community	<b>Title to Land:</b>	Leasehold prepaid-NonStrata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	581.00
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

**View:** Yes : Mountain

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity, Septic, Water

**Legal:** MHR#003122 CSA #D-4713 NEW WESTMINSTER LAND DISTRICT, , BAY # 28, 15733 CULTUS LAKE VILLAGE MANUFACTURED HOME PARK, MHP ROLL # 15-733-03805.000

**Amenities:** In Suite Laundry

**Site Influences:** Adult Oriented, Golf Course Nearby, Private Yard, Recreation Nearby, Treed

**Features:** Clothes Washer/Dryer, Refrigerator, Stove

**Bylaw Restrict:** Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed

**Listing Broker(s):** Century 21 Creekside Realty (Luckakuck), Century 21 Creekside Realty (Luckakuck)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'3 x 8'11			
Main	Living Room	14'2 x 11'6			
Main	Primary Bedroom	11'6 x 8'11			
Main	Bedroom	8'7 x 7'5			

<b>Finished Floor (Main):</b>	610 sqft	<b># Of Rooms:</b>	4	<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>	610 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	610 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

Home near the LAKE! Welcome to the lovely Cultus Lake Village, where nature meets convenience 45+ adult oriented community! This beautiful 2 bed 1 bath home has open concept living, plenty of natural light, a patio and LARGE yard, for your own oasis or room to gather with friends and family! Room for a fire pit, gardens, pets and MORE! All this while being close to the lake, biking / hiking trails, restaurants, golf course and the list goes on! With room for the RV and ample parking this property won't last long! Summer is coming, don't miss out on this one - Call to view TODAY!