

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1980
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	44
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	MH-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,408.73
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	300-013-736

<b>Style of Home:</b>	Manufactured/Mobile	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Manufactured/Mobile	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Aluminum	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single
<b>Rain Screen:</b>	No	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	Community	<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>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	850.00
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Trees & Gardens
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Fernridge Park
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	NARRATIVE: NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 45865, BAY # 88, 15311 FERNRIDGE MANUFACTURED HOME PARK, MHP ROLL # 15-311-00347111-16
<b>Amenities:</b>	Club House,Garden,In Suite Laundry
<b>Site Influences:</b>	Adult Oriented,Private Setting,Private Yard,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Microwave,Smoke Alarm,Storage Shed
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'2 x 11'7			
Main	Dining Room	8'3 x 8'3			
Main	Kitchen	10'6 x 9'9			
Main	Primary Bedroom	10'10 x 11'0			
Main	Bedroom	9'1 x 8'10			
Main	Den	10'1 x 9'10			

<b>Finished Floor (Main):</b>	1,086 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>	1,086 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,086 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

Welcome to Fernridge Park! An Adult Community 55+ located in Brookwood. This bright & open 2 bed 1 bath double wide home is situated in a private setting amongst the trees. Cozy up in the spacious living room with the extra large natural gas fireplace. Large & functional kitchen with breakfast bar & lots of storage. Incredible outdoor living with 4 separate patios! Relax in the sun drenched South facing backyard. The neighbouring lot to the West is vacant and offers exceptional privacy & a beautiful treed oasis. Large shed (connected with power & lights) that could be used as a workshop or for storing all of your garden tools. Lots of visitor parking right next door. Walking distance to groceries, dining & the Artful Dodger pub. RV parking available on site. 55+ No pets & No Rentals.