

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1975
Frontage (ft):		Bathrooms:	1	Age:	49
Lot Area:		Full Baths:	1	Zoning:	MHP
Flood Plain:		Half Baths:	0	Gross Taxes:	\$920.00
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	300-013-594

Style of Home:	1 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Manufactured/Mobile	Covered Parking:	2
Exterior:	Aluminum	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Carport; Multiple
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Leasehold prepaid-NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	792.00
Type of Roof:	Asphalt	Fixtures Leased:	Yes
Floor Finish:	Laminate	Fixtures Rmvd:	Yes

View: Yes : Creek and Ravine off back deck

Mgmt. Company:

Complex / Subdiv: Leaside Park

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

Legal: NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 15969, BAY # 44, 14326 LEESIDE MANUFACTURED HOME PARK, MHP ROLL # 14-326-6213-58502-3

Amenities: Club House,Garden,Storage

Site Influences: Central Location,Greenbelt,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,Clothes Washer/Dryer,Drapes/Window Coverings,Microwave,Refrigerator,Storage Shed,Stove

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

Listing Broker(s): Oakwyn Realty Ltd. (Branch), Oakwyn Realty Ltd. (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	15'4 x 11'7	Main	Storage	8'9 x 15'8
Main	Bedroom	13'1 x 8'0	Main	Patio	12'2 x 12'3
Main	Dining Room	9'5 x 11'7			
Main	Living Room	10'9 x 11'7			
Main	Kitchen	12'1 x 6'6			
Main	Foyer	8'0 x 5'0			
Main	Patio	15'2 x 7'8			

Finished Floor (Main):	902 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	902 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	902 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Discover your new home in the heart of Surrey! This charming double wide Air conditioned manufactured home offers 2 spacious bedrooms and 1 modern bath. Enjoy a large yard, perfect for family gatherings and pets, with 6 parking spots including RV/Boat parking in the carport. Nestled in a family and pet friendly community, this home boasts low PAD rent, making it an affordable choice. Conveniently located near schools, shopping, COSTCO, transit and parks, you'll have everything you need right at your doorstep. Don't miss this opportunity to live in a central, vibrant neighborhood. Contact us today to schedule a viewing!