

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1981
Frontage (ft):	40.00	Bathrooms:	1	Age:	43
Lot Area: (sq.ft.)	3,200.00	Full Baths:	1	Zoning:	MHP
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$1,767.07
Rear Yard Exp:	South	Maint. Fee:	200.00	For Tax Year:	2024
View:	Yes			P.I.D.:	001-420-119

Style of Home:	Manufactured/Mobile	Parking:	Total: 4 - Covered: 0
Construction:	Manufactured/Mobile	Covered Parking:	0
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	157 - Total Units in Strata: 157
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	Community	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	0.00
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	ECM Strata Management - 604-855-9895
Complex / Subdiv:	Baker Trail Village
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 109, PLAN NWS540, DISTRICT LOT 496, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, 15733 BAKER TRAIL VILLAGE MANUFACTURED
Amenities:	In Suite Laundry
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 13'1			
Main	Dining Room	13'1 x 8'			
Main	Kitchen	13'1 x 8'11			
Main	Primary Bedroom	12'8 x 10'3			
Main	Bedroom	10'2 x 10'3			
Main	Recreation Room	18'3 x 7'5			

Finished Floor (Main):	1,076 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,076 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,076 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to "Baker Trail Village" where you own your own land in this BARE-LAND STRATA community only \$200/month, NO PAD RENT! No age restrictions. 2 pets allowed, NO SIZE RESTRICTIONS. RV/Boat parking in complex available. One look will do! Beautiful single wide completely remodeled with beautiful updated floors, kitchen w/gas stove and SS appliances, bathroom, gas fireplace, updated fixtures, new windows, roof & hot water tank. Features 2 beds plus bonus sunroom and double sink vanity in the bathroom. Covered porch for year round entertaining and enjoyment, fully fenced yard with garden shed and serene park like setting offering mountain views. Also lots of parking available. Located in quiet cul-de-sac location in the park. Call today before it's too late!