

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1976
Frontage (ft):		Bathrooms:	2	Age:	48
Lot Area:		Full Baths:	2	Zoning:	MHP
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$115.56
Rear Yard Exp:				For Tax Year:	2017
View:	Yes			P.I.D.:	795-742-321

Style of Home:	Manufactured/Mobile	Parking:	Total: 4 - Covered: 0
Construction:	Manufactured/Mobile	Covered Parking:	0
Exterior:	Mixed, Vinyl	Parking Access:	
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Leasehold not prepaid-NonStrata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	No
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	795.00
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	Yes

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	Cedar Grove
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water
Legal:	MHR#20526, CSA #96885 1976 MANCHESTER
Amenities:	None
Site Influences:	Recreation Nearby, Shopping Nearby
Features:	Dishwasher, Refrigerator, Stove
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Not Allowed
Listing Broker(s):	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'9 x 12'			
Main	Living Room	17'6 x 12'			
Main	Laundry	5' x 8'			
Main	Primary Bedroom	14' x 12'			
Main	Bedroom	12' x 10'			
Main	Bedroom	10' x 9'			
Main	Bedroom	8' x 12'			

Finished Floor (Main):	1,275 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,275 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,275 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:	1 -			

ONE YEAR OF PAD RENT PAID BY SELLER This unit will be beautifully & completely renovated to a 4 bed/2 bath home in family friendly Cedar Grove. Featuring vaulted ceilings throughout & skylights in kitchen/living areas. Large covered private deck & fenced yard. Master bedroom incl. 4 piece ensuite, WIC, with 3 more nicely sized bedrooms & a 2nd bathroom. Laminate & vinyl plank flooring throughout, brand new SS appliances, separate laundry room, tiled kitchen backsplash & tub surrounds, led pot lighting. Other updates incl. new kitchen, hot water tank, hi-efficiency furnace, all new electrical wiring, plumbing, insulating, roof, windows & more! Minutes away from from Garrison Crossing, Rotary trail, & all levels of schools. Call today!