

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1984
Frontage (ft):	Bathrooms:	2	Age:	40
Lot Area:	Full Baths:	2	Zoning:	RM-M
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,182.83
Rear Yard Exp:			For Tax Year:	2023
View:			P.I.D.:	300-013-423

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Aluminum	Parking Access:	Front
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	39 - Total Units in Strata: 39
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Leasehold prepaid-NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	860.00
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: WESTWOOD COURT

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

Legal: NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 58622, BAY # 39, 14326 WESTWOOD COURT MANUFACTURED HOME PARK, MHP ROLL # 14-326-6264-00024-3

Amenities: None

Site Influences: Golf Course Nearby,Private Setting,Recreation Nearby,Retirement Community,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Security System

Bylaw Restrict: Age Restrictions

Listing Broker(s): Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24' x 12'			
Main	Dining Room	12' x 8'			
Main	Kitchen	11' x 10'			
Main	Primary Bedroom	12' x 22'			
Main	Bedroom	14' x 10'			
Main	Laundry	8' x 8'			

Finished Floor (Main):	1,152 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,152 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,152 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

A must see, unique renovated doublewide manufactured home. This end unit is located in Westwood court an intimate 39-unit, gated community with & off leash dog park, One owner must be 55+. Pets with pre approval. Bright spacious open concept with central A/C. Includes custom Kitchen, a large island/eating bar, stainless steel appliances & quartz countertops. This 2 bedroom, 2 bath has a spacious master with french doors a large walk-in closet, 4 piece ensuite with enclosed steam/rain shower Jacuzzi tub. Drywall, baseboards, crown moulding throughout, new windows & doors. Laundry has deep stainless-steel sink, stacker washer & dryer & extra fridge. Tastefully landscaped with perennials & water features. 4 storage sheds & 2 car parking! Pad rent is \$860. Open house Sat/Sun June 29/30 1pm-4pm