

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1987
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	37
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RSV3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,452.92
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	495.00	<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	799-055-136

<b>Style of Home:</b>	Manufactured/Mobile,Rancher/Bungalow	<b>Parking:</b>	Total: 3
<b>Construction:</b>	Manufactured/Mobile	<b>Covered Parking:</b>	
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single,RV Parking Avail.,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Leasehold not prepaid-NonStrata
<b>Fuel/Heating:</b>	Baseboard,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	495.00
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** RAINBOW COMMUNITY ESTATES

**Services Connected:** Community,Electricity,Natural Gas,Storm Sewer,Water

**Legal:** MHR #60608 CSA #433719

**Amenities:** Garden,In Suite Laundry

**Site Influences:** Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby

**Features:** Clothes Washer/Dryer,Drapes/Window Coverings,Refrigerator,Storage Shed,Stove

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

**Listing Broker(s):** Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'6 x 7'9			
Main	Dining Room	11'2 x 8'1			
Main	Living Room	12'3 x 13'1			
Main	Porch (enclosed)	15'8 x 7'2			
Main	Flex Room	9'2 x 9'8			
Main	Bedroom	8'2 x 9'10			
Main	Primary Bedroom	10'1 x 10'11			

<b>Finished Floor (Main):</b>	963 sqft	<b># Of Rooms:</b>	7	<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	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>				
<b>Finished Floor (Total):</b>	963 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	963 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to this 2-bedroom, 2-bathroom 40 + mobile home nestled in one of the most desirable mobile home parks in the area. While this residence is in need of some updates, it offers an open living space and functional layout. With its warm and inviting ambiance, this residence is a perfect blend of comfort and convenience. New roof in 2022. Some of the rooms have been freshly painted. One of the standout features of this property is the beautifully landscaped garden. This 40+ community provides a welcoming environment that's conveniently nestled near shopping, dining, public transit, and a medical facility. A great clubhouse with lots of activities and well managed park. Free RV parking. No rentals 2 pets max 14"at shoulder for dogs. With one of the LOWEST Pad fee at \$495/mth.