

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

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

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			

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

Welcome to this 2-bedroom, 2-bathroom 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 fees at \$495/month.