

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1980
Frontage (ft):		Bathrooms:	2	Age:	44
Lot Area:		Full Baths:	2	Zoning:	MHP
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$663.06
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	900-539-331

Style of Home:	Manufactured/Mobile	Parking:	Total: 3 - Covered: 1
Construction:	Manufactured/Mobile	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Carport; Single,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Leasehold not prepaid-NonStrata
Fuel/Heating:	Heat Pump,Natural Gas	Property Disc:	No
Outdoor Area:	None	PAD Rental:	788.63
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: Parkbridge Lifestyles Inc. - 604-857-1611

Complex / Subdiv: Langley Grove Estates

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

Legal: MHR# 045843 CSA# 17222 SILVER LABEL 5138171980 MODULINE INDUSTRIES (CANADA) LTD. MONARCH 9503 SERIAL 037789AB

Amenities: Club House,Elevator,Exercise Centre,Sauna/Steam Room,Swirlpool/Hot Tub,Wheelchair Access

Site Influences: Central Location,Golf Course Nearby,Paved Road,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Free Stand F/P or Wdstove,Storage Shed,Windows - Thermo

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Macdonald Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'6 x 9'9	Main	Foyer	4'9 x 3'5
Main	Dining Room	9'10 x 7'11			
Main	Living Room	14'9 x 13'2			
Main	Family Room	14'11 x 13'0			
Main	Primary Bedroom	13'0 x 11'8			
Main	Bedroom	11'2 x 8'9			
Main	Games Room	17'1 x 10'8			

Finished Floor (Main):	1,366 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,366 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,366 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Spacious - Great Park Location - Retiring or Starting out this home will suit a happy lifestyle. Includes Western Elevator lift elevator to front entry, no more hiking groceries up the steps - Roofing & Skylights - done within 5 yrs - Hot water tank 2019-New Upgraded to 2024 Electrical Standards 2024 - Ensuite shower and personal wall dryer-new flooring and toile just installed. Ready for your own touches this home is located in the Southerly end of Langley Grove Estates. Amenities include Clubhouse, Exercise+Swirlpool+Sauna facility, RV Parking space rentals. 2 small pets, no age restrictions - Welcome to the Country Feel - City Location Residences. Small dog, height not to exceed 17 inches. Affordable at \$367,888