R2910334 Manufactured

219 3665 244 STREET LANGLEY

Otter District, V2Z 1N1

| Residential Detached |
|-----------------------------|
| \$367,888 (LP) |

| | | Otter | | | | |
|--|---|---|---|---|---|---|
| Depth/Size (ft): | | Bedrooms: | 2 | Approx. Year Bui | lt: 1980 |) |
| Frontage (ft): | | Bathrooms: | 2 | Age: | 44 | |
| Lot Area: | | Full Baths: | 2 | Zoning: | MHF | b |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$663 | |
| Rear Yard Exp: | | | č | For Tax Year: | 2023 | |
| View: | | | | P.I.D.: | | , 539-331 |
| | | | | | | 000-001 |
| 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,Op | ben | |
| Rain Screen: | | | Locker: | • | | |
| Renovations: | | | Units in Dev: | | | |
| # of Fireplaces: | 1 - Fuel: Electric | | Distance to: | | | |
| Water Supply: | Well - Drilled | | Title to Land: | Leasehold not pre | naid-NonStrata | |
| Fuel/Heating: | Heat Pump,Natural Ga | | Property Disc: | No | | |
| Outdoor Area: | None | .5 | PAD Rental: | 788.63 | | |
| | | | Fixtures Leased: | | | |
| Type of Roof: | Asphalt | | | No | | |
| Floor Finish: | Wall/Wall/Mixed | | Fixtures Rmvd: | No | | |
| View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: | MHR# 045843 CSA# 1 Club House,Elevator,E | s Natural Gas,Sanitary Sewer,Sto 17222 SILVER LABEL 51381719 xercise Centre,Sauna/Steam Ro | 980 MODULINE INDUSTRIES (CAI com,Swirlpool/Hot Tub,Wheelchair | | H 9503 SERIAL | 037789AB |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: | Langley Grove Estates Community,Electricity,N MHR# 045843 CSA# 1 Club House,Elevator,E Central Location,Golf C | Natural Gas,Sanitary Sewer,Sto Natural Gas,Sanitary Sewer,Sto 17222 SILVER LABEL 51381719 xercise Centre,Sauna/Steam Ro course Nearby,Paved Road,Rec 2000,Drapes/Window Covering | 980 MODULINE INDUSTRIES (CAI | Access | | 037789AB |
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| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main | Langley Grove Estates Community,Electricity,N MHR# 045843 CSA# 1 Club House,Elevator,E: Central Location,Golf C ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest. Macdonald Realty (Lar Type Kitchen | Natural Gas,Sanitary Sewer,Sto Natural Gas,Sanitary Sewer,Sto 17222 SILVER LABEL 51381719 Exercise Centre,Sauna/Steam Ro Course Nearby,Paved Road,Rec ve/DW,Drapes/Window Covering ngley) Dimensions 10'6 x 9'9 | 980 MODULINE INDUSTRIES (CAI bom,Swirlpool/Hot Tub,Wheelchair creation Nearby,Shopping Nearby ps,Free Stand F/P or Wdstove,Stora | Access age Shed,Windows - T | hermo | sions |
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| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): | Langley Grove Estates Community,Electricity,N MHR# 045843 CSA# 1 Club House,Elevator,E: Central Location,Golf C ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest. Macdonald Realty (Lar Type Kitchen Dining Room Living Room Family Room Primary Bedroom Bedroom Games Room 1,366 sqft | S Natural Gas,Sanitary Sewer,Sto 17222 SILVER LABEL 51381719 Exercise Centre,Sauna/Steam Ref Course Nearby,Paved Road,Red ve/DW,Drapes/Window Covering ngley) Dimensions 10'6 x 9'9 9'10 x 7'11 14'9 x 13'2 14'11 x 13'0 13'0 x 11'8 11'2 x 8'9 17'1 x 10'8 # Of Rooms: | 880 MODULINE INDUSTRIES (CAI com,Swirlpool/Hot Tub,Wheelchair creation Nearby,Shopping Nearby ps,Free Stand F/P or Wdstove,Stora Floor Main | Access age Shed,Windows - T Type Foyer Bathroom Floor | hermo Dimen 4'9 x 3' | sions ⁷⁵ Ensuite? |
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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

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.