

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b> 3	<b>Approx. Year Built:</b> 1975
<b>Frontage (ft):</b>	<b>Bathrooms:</b> 1	<b>Age:</b> 49
<b>Lot Area:</b>	<b>Full Baths:</b> 1	<b>Zoning:</b> MHP
<b>Flood Plain:</b>	<b>Half Baths:</b> 0	<b>Gross Taxes:</b> \$522.65
<b>Rear Yard Exp:</b>		<b>For Tax Year:</b> 2024
<b>View:</b>		<b>P.I.D.:</b> 900-576-389

<b>Style of Home:</b> Manufactured/Mobile	<b>Parking:</b> Total: 3
<b>Construction:</b> Frame - Wood	<b>Covered Parking:</b>
<b>Exterior:</b> Aluminum	<b>Parking Access:</b> Front
<b>Foundation:</b>	<b>Parking:</b> Open, RV Parking Avail., Visitor Parking
<b>Rain Screen:</b>	<b>Locker:</b>
<b>Renovations:</b>	<b>Units in Dev:</b>
<b># of Fireplaces:</b> 0 - Fuel:	<b>Distance to:</b>
<b>Water Supply:</b> City/Municipal	<b>Title to Land:</b> Leasehold not prepaid-NonStrata
<b>Fuel/Heating:</b> Forced Air, Natural Gas	<b>Property Disc:</b> Yes
<b>Outdoor Area:</b> Patio(s) & Deck(s)	<b>PAD Rental:</b> 1243.65
<b>Type of Roof:</b> Asphalt	<b>Fixtures Leased:</b> No
<b>Floor Finish:</b>	<b>Fixtures Rmvd:</b>

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** BREAKAWAY BAYS

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

**Legal:** MHR 5684 CSA 428424

**Amenities:** Exercise Centre, In Suite Laundry, Pool; Outdoor, Recreation Center, Workshop Attached

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

**Features:** ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed, Windows - Thermo

**Bylaw Restrict:**

**Listing Broker(s):** Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'2 x 14'2	Main	Workshop	20' x 10'
Main	Kitchen	9' x 8'2			
Main	Laundry	6' x 5'10			
Main	Dining Room	9' x 8'2			
Main	Primary Bedroom	11'6 x 10'6			
Main	Bedroom	11'6 x 9'3			
Main	Bedroom	13'3 x 10'6			

<b>Finished Floor (Main):</b> 1,152 sqft	<b># Of Rooms:</b> 8	<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			
<b>Finished Floor (Bsmt):</b> 0 sqft	<b>Suite:</b>			
<b>Finished Floor (Total):</b> 1,152 sqft	<b>Crawl/Bsmt Height:</b>			
<b>Unfinished Floor:</b> 0 sqft	<b>Basement:</b> None			
<b>Grand Total:</b> 1,152 sqft	<b>Beds In Bsmt:</b> 0 / 3			
	<b># Of Pets:</b> 2 - Cats: Yes, Dogs: Yes			

Fabulous, quiet, very well run park for families or retirees. 3 bed 1 bath (another can be put back as an ensuite), 1152 sq ft with a massive 500 sq ft deck. Lots of storage, 2 sheds, a wired attached workshop, RV parking available. Furnace 10 yrs, hot water tank 2 yrs, vinyl windows 8 yrs. Outdoor heated pool, clubhouse, exercise room, community events. Close to shopping, schools, bus, WR beach 5 minute drive away and all amenities. Bring your pets and your ideas to make this your home. Call to view today