

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2024
Frontage (ft):		Bathrooms:	2	Age:	0
Lot Area (sq.ft.):	3,400.00	Full Baths:	1	Zoning:	RMH
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$1,372.16
Rear Yard Exp:		Maint. Fee:	250.00	For Tax Year:	2024
View:	No			P.I.D.:	001-420-275

Style of Home:	Manufactured/Mobile,Rancher/Bungalow	Parking:	Total: 3 - Covered: 0
Construction:	Manufactured/Mobile	Covered Parking:	0
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:	Full	Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Baker Trail
Services Connected:	Electricity
Legal:	STRATA LOT 124, PLAN NWS540, DISTRICT LOT 496, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE, MHR.# 51423 CSA #
Amenities:	Workshop Detached
Site Influences:	
Features:	Dishwasher,Refrigerator,Stove
Bylaw Restrict:	Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	9' x 4'			
Main	Primary Bedroom	15'4 x 12'8			
Main	Kitchen	12'8 x 15'4			
Main	Living Room	18'1 x 12'8			

Finished Floor (Main):	952 sqft	# Of Rooms:	4	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmnt):	0 sqft	Suite:	None			
Finished Floor (Total):	952 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	952 sqft	Beds In Bsmnt:	0 / 2			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Discover your new home in the welcoming community of Baker Trails YOU OWN THE LAND). This brand-new, beautifully crafted two-bedroom, 1.5 bath modular home offers a perfect blend of modern convenience and stylish design with a 10 year new home warranty. As you step inside, you'll be greeted by a bright and airy space, with white cabinets and sleek gray floors that add a touch of contemporary elegance. The thoughtful layout of 924 square feet of living space, making it ideal for comfortable living. Situated on a 3,400 square-foot lot, this home provides ample outdoor space for relaxation, gardening, or entertaining. Don't miss out on the opportunity to be a part of this wonderful community. Rv parking available. Close to shops and restaurants. Cultus lake near by. Call for more details