

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1980
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	44
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	MHP
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,018.87
<b>Rear Yard Exp:</b>			<b>For Tax Year:</b>	2024
<b>View:</b>			<b>P.I.D.:</b>	900-583-664

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 3 - Covered: 1
<b>Construction:</b>	Manufactured/Mobile	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Aluminum	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Leasehold prepaid-NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	1125.86
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** BREAKAWAY BAYS

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

**Legal:** MHR # 42542 CSA #16498

**Amenities:** Club House,Exercise Centre

**Site Influences:** Central Location,Golf Course Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert

**Bylaw Restrict:** Pets Allowed w/Rest.

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

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 11'4			
Main	Dining Room	9' x 11'4			
Main	Kitchen	13' x 11'4			
Main	Den	13'2 x 12'			
Main	Primary Bedroom	15'3 x 11'4			
Main	Bedroom	11'4 x 10'			
Main	Laundry	10' x 8'			

<b>Finished Floor (Main):</b>	1,273 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>				
<b>Finished Floor (Total):</b>	1,273 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,273 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome Retirees and families to Breakaway Bays, Lovely, Very well kept large (1273 sq ft) double wide, 2 bed + Den (can be made in to 3rd bdrm) 2 Full bthrms, 7 yr old roof, 7 yr old furnace, Earthquake tie downs, 2 skylights providing natural light, Vinyl windows, large covered patio and lrg back yard patio for lounging in the sun. 2 outdoor sheds, Outdoor swimming pool, clubhouse, exercise center, activities and lovely grounds. and in a quiet peaceful location in the park. Close to transit, shopping, schools, 5 minute drive to White Rock Beach. 2 pets cats or dogs maximum 17" at withers, no dangerous breeds. RV Parking available