

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b> 2	<b>Approx. Year Built:</b> 1981
<b>Frontage (ft):</b>	<b>Bathrooms:</b> 2	<b>Age:</b> 43
<b>Lot Area:</b>	<b>Full Baths:</b> 2	<b>Zoning:</b> MH-1
<b>Flood Plain:</b>	<b>Half Baths:</b> 0	<b>Gross Taxes:</b> \$350.00
<b>Rear Yard Exp:</b>		<b>For Tax Year:</b> 2024
<b>View:</b>		<b>P.I.D.:</b> 300-016-075

<b>Style of Home:</b> Manufactured/Mobile	<b>Parking:</b> Total: 2 - Covered: 0
<b>Construction:</b> Manufactured/Mobile	<b>Covered Parking:</b> 0
<b>Exterior:</b> Aluminum	<b>Parking Access:</b> Front
<b>Foundation:</b>	<b>Parking:</b> Open
<b>Rain Screen:</b>	<b>Locker:</b>
<b>Renovations:</b> Partly	<b>Units in Dev:</b>
<b># of Fireplaces:</b> 0 - Fuel:	<b>Distance to:</b>
<b>Water Supply:</b> Well - Drilled	<b>Title to Land:</b> Leasehold not prepaid-NonStrata
<b>Fuel/Heating:</b> Forced Air	<b>Property Disc:</b> Yes
<b>Outdoor Area:</b> Sundeck(s)	<b>PAD Rental:</b> 795.00
<b>Type of Roof:</b> Metal	<b>Fixtures Leased:</b> No
<b>Floor Finish:</b> Laminate,Vinyl/Linoleum	<b>Fixtures Rmvd:</b> No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** WESTFIELD COURTS

**Services Connected:** Electricity

**Legal:** MHR 052131 / SERIAL NO. 039014 / SILVER LABEL NO. 432203

**Amenities:** In Suite Laundry,Storage

**Site Influences:**

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'3 x 16'1			
Main	Kitchen	13'3 x 13'4			
Main	Dining Room	9'8 x 14'8			
Main	Primary Bedroom	13'3 x 11'0			
Main	Bedroom	8'2 x 11'7			
Main	Foyer	9'10 x 7'10			

<b>Finished Floor (Main):</b> 1,178 sqft	<b># Of Rooms:</b> 6	<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	Main	3	Yes
<b>Finished Floor (Bsmnt):</b> 0 sqft	<b>Suite:</b> None			
<b>Finished Floor (Total):</b> 1,178 sqft	<b>Crawl/Bsmt Height:</b>			
<b>Unfinished Floor:</b> 0 sqft	<b>Basement:</b> None			
<b>Grand Total:</b> 1,178 sqft	<b>Beds In Bsmt:</b> 0 / 2			
	<b># Of Pets:</b> 1 - Dogs: Yes			

Open House Sun 29th 1-3pm Adult oriented, Westfield Courts! This Updated, 2 bd, 2 bath 1178 sq ft, mobile home is located in a quiet location in the Park with greenspace in front and behind. Offering Bright white, updated kitchen cabinets, with ample cupboards and drawers through-out, includes pantry cupboard. Excellent floor plan with Primary Bedroom and ensuite bath w/walk in shower & walk in closet at one end of the unit, & 2nd bedroom & 4 pc bath at the opposite end. Open concept LR with wall A/C. Addition is perfect for dining room or family room. Private, recently painted covered deck w/sky lights. Upgrades include: Vinyl windows, new pex insulated plumbing, 2nd bath by bath fitter, Silver label certification. 1 small dog up to 15lbs welcome. Quick possession possible!