

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1968
Frontage (ft):		Bathrooms:	1	Age:	56
Lot Area:		Full Baths:	1	Zoning:	MHP
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$975.10
Rear Yard Exp:	South	Maint. Fee:	850.00	For Tax Year:	
View:	No			P.I.D.:	300-016-206

Style of Home:	Manufactured/Mobile,Rancher/Bungalow	Parking:	Total: 0 - Covered: 1
Construction:	Manufactured/Mobile	Covered Parking:	1
Exterior:	Brick	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Leasehold prepaid-NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	850.00
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Mixed,Carpet	Fixtures Rmvd:	Yes

View:	No : NA
Mgmt. Company:	Sam Holdings - 604-809-0415
Complex / Subdiv:	FERNRIDGE PARK
Services Connected:	Electricity
Legal:	MHR 5163, CSA 4747
Amenities:	Club House,In Suite Laundry
Site Influences:	Adult Oriented
Features:	Clothes Dryer,Drapes/Window Coverings,Storage Shed,Stove
Bylaw Restrict:	Age Restrictions,Pets Not Allowed
Listing Broker(s):	Century 21 Creekside Realty (Luckakuck), Century 21 Creekside Realty (Luckakuck)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'7 x 12'6			
Main	Kitchen	7'3 x 8'8			
Main	Primary Bedroom	8'1 x 8'10			
Main	Storage	8'8 x 6'7			
Main	Dining Room	9'6 x 7'5			
Main	Foyer	3'10 x 6'7			
Main	Bedroom	6'8 x 8'4			

Finished Floor (Main):	694 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	694 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	694 sqft	# Of Pets:	Cats: No, Dogs: No			

This cute has a Button modular home is in a fantastic park. The seller cared for and look after this unit, and it shows. Welcome to Fernbridge Park! This park is 55 plus, and sorry, no pet, no rentals are allowed; pad rent is reasonable at \$850.00 per month. Excellent corner location with park greenery across the street and a fantastic private patio. You can't live any cheaper in your own home, and this park is a great place to call home. Call today to book an appointment. SHOWS GREAT.