

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1979
Frontage (ft):	Bathrooms:	2	Age:	45
Lot Area:	Full Baths:	2	Zoning:	MH-1
Flood Plain:	Half Baths:	0	Gross Taxes:	\$639.10
Rear Yard Exp:	Maint. Fee:	788.62	For Tax Year:	2024
View:			P.I.D.:	900-529-362

Style of Home:	Manufactured/Mobile	Parking:	Total: 3
Construction:	Manufactured/Mobile	Covered Parking:	
Exterior:	Aluminum	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:	Other	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Leasehold not prepaid-NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s),Sundeck(s)	PAD Rental:	788.62
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company: Langley Grove Estates - 604-857-1611

Complex / Subdiv: Langley Grove Estates

Services Connected: Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: NWD MANUFACTURED HOME REG #42101 BAY #123 CSA 20534

Amenities: Club House,Exercise Centre,Sauna/Steam Room,Swirlpool/Hot Tub

Site Influences: Golf Course Nearby,Paved Road,Recreation Nearby,Shopping Nearby

Features:

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Not Allowed

Listing Broker(s): Macdonald Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'5 x 11'3	Main	Laundry	8'1 x 8'10
Main	Kitchen	11'4 x 10'3			
Main	Dining Room	11'9 x 7'11			
Main	Primary Bedroom	14'7 x 11'5			
Main	Bedroom	10'6 x 8'10			
Main	Family Room	11'8 x 9'2			
Main	Foyer	9'5 x 5'0			

Finished Floor (Main):	1,237 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,237 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,237 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Yes, this home is ready to move in. Extremely well maintained inside and out- you will appreciate all of the work you don't have to take on. Extra well insulated -Upgrades: hot water tank-Roof - all plumbing fixtures except bath tub -- Beautifully landscaped corner location - Workshop has power-No age limits here - transportation steps away-Otter Co-Op General Store 4 blks away-Recreation, Hospital, close by - School bus stops at Park - Langley Grove Estates is the place to be. You can even rent a storage space for your RV when available. Dog size allowed is a maximum height of 17" . Your new home awaits.