

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1974
Frontage (ft):	Bathrooms:	2	Age:	50
Lot Area:	Full Baths:	2	Zoning:	MHR
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,027.72
Rear Yard Exp:			For Tax Year:	2024
View:	No		P.I.D.:	300-016-298

Style of Home:	Manufactured/Mobile	Parking:	Total: 2 - Covered: 1
Construction:	Manufactured/Mobile	Covered Parking:	1
Exterior:	Aluminum	Parking Access:	Front
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Leasehold not prepaid-NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	1251.33
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Breakaway Bays
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 45386, BAY # 326, 14326 BREAKAWAY BAYS MANUFACTURED HOMEPARK, MHP ROLL # 14-326-5132-91008-7
Amenities:	Club House,In Suite Laundry,Pool; Outdoor,Storage
Site Influences:	Cul-de-Sac,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 12'0			
Main	Kitchen	11'6 x 12'3			
Main	Family Room	12'3 x 12'8			
Main	Primary Bedroom	11'6 x 8'4			
Main	Bedroom	8'8 x 7'8			
Main	Laundry	8'0 x 7'6			

Finished Floor (Main):	963 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	963 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	963 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome home to this beautifully updated home in Breakaway Bays! Boasting new windows, newer furnace, vinyl flooring throughout, new electric fireplace and updated kitchen and bathrooms - there is nothing to do but move in & enjoy! Awesome layout with separated floorplan with 2nd bedroom at opposite end next to the main bath. Walk out to a large, covered balcony - excellent for barbecuing & entertaining. Lots of options with bonus family room that could be used as 3rd bedroom. Pets & rentals allowed. Swimming pool, exercise centre & club house included in pad rental. Close to all White Rock and South Surrey has to offer. This is a great home in a wonderful community, don't miss it!