

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1981
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	43
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RH1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$463.20
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	300-016-549

<b>Style of Home:</b>	Manufactured/Mobile	<b>Parking:</b>	Total: 2
<b>Construction:</b>	Manufactured/Mobile	<b>Covered Parking:</b>	
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel: None	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Other
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	726.00
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Georgian Park
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 45374, BAY # 14, 15313 GEORGIAN PARK MANUFACTURED HOME PARK, MHP ROLL # 15-313-71870-4660-0
<b>Amenities:</b>	Storage,Workshop Detached
<b>Site Influences:</b>	Adult Oriented,Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed,Vaulted Ceiling
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	18' x 14'			
Main	Living Room	15'5 x 14'			
Main	Primary Bedroom	11'5 x 14'			
Main	Bedroom	10' x 8'			
Main	Laundry	10' x 6'			

<b>Finished Floor (Main):</b>	960 sqft	<b># Of Rooms:</b>	5	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	960 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	960 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

Welcome to Georgian Park! This complex is centrally located for your convenience. Close to shopping, recreation & transit. This 2 bed/ 1 bath single wide home was fully renovated in 2018 and offers lots of features including vaulted ceilings through-out, new windows, heated flooring, re-insulated underneath with spray foam, upgraded 5/8 plywood on the siding, floors & roof. 25x8' covered deck & nice sized yard space (partially fenced), new engineered trusses with 6-12 pitch. 10x10 workshop with loft for extra storage. Already set to have an en-suite off the primary bedroom, just open the wall and make the addition. New electrical panel and wiring through-out. Adult oriented 55+. 2 smaller pets allowed with park approval. \*OPEN HOUSE SUN OCT.27 FROM 11am-1pm\*