

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1978
Frontage (ft):		Bathrooms:	2	Age:	46
Lot Area:		Full Baths:	1	Zoning:	MH-1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$1,081.08
Rear Yard Exp:	South			For Tax Year:	2024
View:				P.I.D.:	900-516-006

Style of Home:	Manufactured/Mobile,Rancher/Bungalow	Parking:	Total: 4 - Covered: 1
Construction:	Manufactured/Mobile	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Addition,Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Leasehold prepaid-NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	810.00
Type of Roof:	Other	Fixtures Leased:	Yes
Floor Finish:	Vinyl/Linoleum,Carpet	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv: Pine Ridge Park

Services Connected: Electricity,Natural Gas,Septic,Storm Sewer,Water

Legal: NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 1208, BAY # 28, 15311 PINERIDGE MANUFACTURED HOME PARK, MHP ROLL # 15-311-00257110-07

Amenities: Air Cond./Central,Club House,In Suite Laundry

Site Influences: Adult Oriented,Greenbelt,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Freezer,Microwave,Smoke Alarm,Storage Shed

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

Listing Broker(s): Macdonald Realty (Surrey/152), Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	8'0 x 14'7			
Main	Primary Bedroom	13'1 x 11'1			
Main	Family Room	9'2 x 12'8			
Main	Eating Area	9'2 x 13'10			
Main	Dining Room	13'1 x 9'3			
Main	Kitchen	13'1 x 9'1			
Main	Living Room	13'1 x 21'0			

Finished Floor (Main):	1,403 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,403 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,403 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

Welcome to Pine Ridge Park, home to Brookwood's most beloved 55+ residences. This unit has been SUBSTANTIALLY RENOVATED. Over \$70,000 in upgrades! 1400sqft. of beauty in this single wide with large addition. Upgrades include new modern bathrooms, kitchen & appliances, new vinyl plank flooring and carpet, roof and windows, CENTRAL AIR, vinyl siding, composite deck, back up gas generator, built in cabinets with lighting, double walk-in shower, and drywalled walls! The home backs onto the south side of the clubhouse greenspace. The owners have maintained and updated this unit immaculately and are ready to pass it on to its next lucky owner.