

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1978
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	46
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	MH-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$454.70
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	300-016-437

<b>Style of Home:</b>	Manufactured/Mobile,Rancher/Bungalow	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Manufactured/Mobile	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Aluminum	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	60 - Total Units in Strata: 60
<b># of Fireplaces:</b>	1 - Fuel: Pellet	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Leasehold not prepaid-NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	716.00
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Cedar Lane Park
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	CSA 408622 NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 28350, BAY # 17, 15311 CEDAR LANE MANUFACTURED HOME PARK, MHP ROLL #15-311-00268110-04
<b>Amenities:</b>	Club House,Garden,In Suite Laundry,Storage
<b>Site Influences:</b>	Adult Oriented,Central Location,Cul-de-Sac,Golf Course Nearby,Private Setting,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'5 x 9'5			
Main	Living Room	14' x 13'5			
Main	Family Room	13'9 x 9'			
Main	Primary Bedroom	23'5 x 12'			
Main	Bedroom	13'5 x 9'			
Main	Laundry	6' x 3'			
Main	Foyer	3' x 3'			

<b>Finished Floor (Main):</b>	924 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	924 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	924 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Cute, great layout 924sf single wide home in the well run 55+ Cedar Lane Park complex. Primary bedroom in the front of the unit, with a large closet and 2 piece ensuite. Then the second bedroom is in the back of the unit with another large closet close to the main fully renovated 4 piece bathroom, across from your laundry area - washer/dryer 1.5 years old. In the middle you will find a beautiful white kitchen w/eating area, with your living room w/pellet stove on one side and a family room on the other side. Your front door enters the living room and sliding doors enters the family room. Both doors lead to your fully covered balcony. Extremely private backyard w/shed and mature vegetation. Laminate, carpet, storm windows. Shed in the back.