

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1997
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	27
<b>Lot Area: (sq.ft.)</b>	5,800.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	MHP
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$973.90
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	471.00	<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	300-016-370

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 6 - Covered: 0
<b>Construction:</b>	Manufactured/Mobile	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Drilled	<b>Title to Land:</b>	First Nations Lease
<b>Fuel/Heating:</b>	Forced Air,Heat Pump	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	471.00
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** Oasis Estates Mobile Home Park

**Services Connected:** Electricity,Septic,Unknown

**Legal:** NEW WESTMINSTER LAND DISTRICT, LEQ'A:MEL IR#11, MANUFACTURED HOME REG.# 82391, BAY # 107, 45085 OASIS COUNTRY ESTATES MANUFACTURED HOME PARK, MHP ROLL # 45-085-12757000.00 CSA#27544

**Amenities:** Air Cond./Central

**Site Influences:** Gated Complex,Golf Course Nearby

**Features:** Air Conditioning,Clothes Washer/Dryer,Refrigerator,Stove

**Bylaw Restrict:** Pets Allowed w/Rest.

**Listing Broker(s):** Sutton Group-West Coast Realty (Abbotsford), Chamberlain Property Group (AIR)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Den	8'3 x 16'1	Main	Dining Room	9'2 x 11'4
Main	Recreation Room	8'3 x 30'10	Main	Kitchen	13'1 x 14'4
Main	Primary Bedroom	13'2 x 14'5	Main	Eating Area	9'0 x 8'5
Main	Bedroom	9'7 x 10'8	Main	Foyer	4'10 x 5'0
Main	Bedroom	10'9 x 9'8			
Main	Laundry	7'8 x 9'1			
Main	Living Room	17'4 x 17'1			

<b>Finished Floor (Main):</b>	1,955 sqft	<b># Of Rooms:</b>	11	<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	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,955 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,955 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Huge 1997 modular home, 3 bed, 2 bath on a 5800 SF lot with Indigenous lease land. Monthly fee \$471. Located in the family section of the park—no age restrictions—and on the pet-friendly side! This unique double-wide design features a massive 48 ft extension and a 200 sq ft covered deck off the amenities area—perfect for a Man Cave! Enjoy a private backyard, 300 SF of storage across two sheds, and over 1900 SF of living space with large rooms, a spacious master suite, and a mega bathroom. New AC/Heat pump, updated hot water tank, and a solid roof. Ideal for hobbyists, with a SW-facing side room perfect for indoor gardening. Mobility-friendly with ramp access. Parking for 6. Don't miss out—call us for the open house!