

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1973
Frontage (ft):		Bathrooms:	1	Age:	51
Lot Area:		Full Baths:	1	Zoning:	RMH
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$308.92
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	795-742-329

Style of Home:	Manufactured/Mobile,Rancher/Bungalow	Parking:	Total: 5 - Covered: 5
Construction:	Manufactured/Mobile	Covered Parking:	5
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Leasehold prepaid-NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	850.00
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	MHR# 006094 CSA#433718 NEW WESTMINSTER LAND DISTRICT, BAY # 80, CEDAR GROVE MANUFACTURED HOME PARK, MHP ROLL # 36 15-303-4439-05742
Amenities:	In Suite Laundry
Site Influences:	Recreation Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Not Allowed
Listing Broker(s):	RE/MAX Nyda Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 14'11	Main	Laundry	8'2 x 6'5
Main	Dining Room	11' x 7'1	Main	Den	7'8 x 15'2
Main	Kitchen	8'7 x 8'10	Main	Flex Room	7'8 x 11'9
Main	Primary Bedroom	8'9 x 14'9			
Main	Walk-In Closet	7'3 x 3'9			
Main	Bedroom	11' x 10'8			
Main	Bedroom	8'2 x 7'2			

Finished Floor (Main):	1,251 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,251 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,251 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Spacious 3 bed/1 bed mobile in prime location with completely private fully fenced backyard! Inside offers lots of updates including flooring, trim, heat pump. Three good size bedrooms including master with walk in. Large windows allowing natural light from all directions. Spacious kitchen with ample cabinetry and counter space. Yard offers lots of mature landscaping and storage shed. Close to Unsworth elementary, convenience store and minutes to the river! No age restrictions, 1 indoor cat allowed, small dog (20lbs or less) with park approval.