

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1968
Frontage (ft):		Bathrooms:	2	Age:	56
Lot Area:		Full Baths:	1	Zoning:	MH-1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$0.00
Rear Yard Exp:	North			For Tax Year:	2024
View:	No			P.I.D.:	300-016-819

Style of Home:	Manufactured/Mobile	Parking:	Total: 3 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Aluminum,Mixed	Parking Access:	Front
Foundation:		Parking:	Open,Visitor Parking
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Leasehold prepaid-NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	850.00
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Sam Murphy Holdings Ltd - 604-809-0415
Complex / Subdiv:	FERNBRIDGE
Services Connected:	Electricity,Storm Sewer,Water
Legal:	MHR# 11952 GLENDALE MODEL #52-12 SERIAL #2521 BCE#43307
Amenities:	Club House,None
Site Influences:	Adult Oriented
Features:	Clothes Washer/Dryer,Drapes/Window Coverings,Refrigerator,Storage Shed
Bylaw Restrict:	Pets Not Allowed,Rentals Not Allowed
Listing Broker(s):	Century 21 Creekside Realty (Luckakuck), Century 21 Creekside Realty (Luckakuck)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'			
Main	Kitchen	12' x 10'			
Main	Primary Bedroom	12' x 10'			
Main	Bedroom	9' x 8'			
Main	Laundry	8' x 8'			
Main	Storage	8' x 10'			

Finished Floor (Main):	842 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	2	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	842 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	0			
Grand Total:	842 sqft	# Of Pets:	Cats: No, Dogs: No			

Fern Ridge Park. Surrounded by nature and friendly neighbors, this is a wonderful unit to call home. It has two bedrooms and two bathrooms. Across the street from a private grass area, it has new windows and a superb sundeck for your morning coffee. Pad rent is only 850 per month. Owners must be 55 plus and have no pets or rentals, and the manager application must be approved before the final purchase. Get in the market and enjoy extraordinary living in a great park.