

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1986
Frontage (ft):		Bathrooms:	1	Age:	38
Lot Area:		Full Baths:	1	Zoning:	MH1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,344.24
Rear Yard Exp:	North			For Tax Year:	2024
View:	No			P.I.D.:	300-017-246

Style of Home:	Manufactured/Mobile,Rancher/Bungalow	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Aluminum,Mixed	Parking Access:	Front
Foundation:		Parking:	Carport; Single,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 not prepaid-NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	850.00
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	Yes

View:	No : NO
Mgmt. Company:	Sam murphy holdings ltd - 604-809-0415
Complex / Subdiv:	Fernridge Mobile Home Park
Services Connected:	Electricity,Storm Sewer,Water
Legal:	M.H. REG: 060622 SERIAL NUMBER 0310993 CSA/BCE: 445840
Amenities:	Club House,In Suite Laundry,None,Storage
Site Influences:	Adult Oriented
Features:	Clothes Washer/Dryer,Refrigerator,Storage Shed,Stove
Bylaw Restrict:	Pets Not Allowed
Listing Broker(s):	Century 21 Creekside Realty (Luckakuck), Century 21 Creekside Realty (Luckakuck)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 9'4			
Main	Kitchen	7'8 x 11'1			
Main	Bedroom	9'11 x 9"			
Main	Primary Bedroom	11'2 x 10'1			
Main	Laundry	5' x 8'			
Main	Dining Room	13'5 x 5'7			

Finished Floor (Main):	818 sqft	# Of Rooms:	6	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 (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	818 sqft	Basement:	Crawl,None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	818 sqft	# Of Pets:	Cats: No, Dogs: No			

Charming 2-bed, 1-bath home in the tranquil 55+ community of Fernridge, Brookwood, Langley! This well-loved property boasts \$20,000 in kitchen upgrades, new flooring, a gas cooktop, and a beautifully updated bathroom. Vaulted ceilings with wood accents lend warmth and character throughout the spacious layout. The covered carport and large sundeck are ideal for relaxing and enjoying the serene surroundings. With two dedicated storage areas, this home offers ample space, and its convenient location-just minutes from downtown and close to bus routes - makes it perfect for downsizing without compromising. Affordable, with no stress, in a quiet, pet-free, rental-free community. Why wait? Call today to make it yours! quick possession possible