

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1973
Frontage (ft):		Bathrooms:	1	Age:	51
Lot Area: (sq.ft.)	3,179.00	Full Baths:	1	Zoning:	MHP
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$540.26
Rear Yard Exp:	Southwest			For Tax Year:	2024
View:				P.I.D.:	900-566-239

Style of Home:	Manufactured/Mobile	Parking:	Total: 1
Construction:	Frame - Metal,Manufactured/Mobile	Covered Parking:	
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Carport; Single,RV Parking Avail.,Visitor Parking
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	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	1249.35
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Breakaway Bays Home Park

Services Connected: Electricity,Natural Gas,Storm Sewer,Water

Legal: NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.#20492, BAY #237, 14326 BREAKAWAY BAYS MANUFACTURED HOME PARK, MHP ROLL # 14-326-5132-91008-7

Amenities: Club House,Exercise Centre,Pool; Outdoor,Recreation Center

Site Influences: Central Location,Golf Course Nearby,Marina Nearby,Paved Road,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Smoke Alarm,Storage Shed

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns

Listing Broker(s): Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	11'5 x 11'7			
Main	Bedroom	8'6 x 7'6			
Main	Foyer	3'1 x 4'1			
Main	Kitchen	8'1 x 7'1			
Main	Dining Room	4'7 x 6'1			
Main	Living Room	11'5 x 16'5			
Main	Recreation Room	13'2 x 12'3			

Finished Floor (Main):	896 sqft	# Of Rooms:	7	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	Suite:				
Finished Floor (Total):	896 sqft	Crawl/Bsmnt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	896 sqft	Beds In Bsmnt:	0 / 2			
		# Of Pets:				

Welcome to this charming 2 bedroom mobile home in the desirable Breakaway Bays. This bright and beautiful residence offers a perfect blend of comfort and functionality. As you step inside you will be greeted by a spacious living area filled with natural light, creating a warm and inviting atmosphere. The home features two cozy bedrooms and in addition, there is an extra recreation room that can serve as a home office, hobby space, or entertainment area - tailor to fit your lifestyle! Outside, you will find a well-maintained yard alongside a convenient shed, providing ample storage for all your tools and equipment. Breakaway Bays offers a friendly community atmosphere, with amenities and recreational opportunities. Don't miss out on your chance to call this lovely mobile home your own!