

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1980
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	45
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MH-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$804.46
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	905-009-308

<b>Style of Home:</b>	Manufactured/Mobile	<b>Parking:</b>	Total: 4 - Covered: 1
<b>Construction:</b>	Manufactured/Mobile	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Aluminum	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single,Open,Tandem Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Other	<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>	Leasehold not prepaid-NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	788.62
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** Langley Grove Estates - 604-536-8255

**Complex / Subdiv:** Langley Grove Estates

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

**Legal:** NWD, MANUFACTURED HOME REG #47072 CSA 17357 1980 MODULINE INDUSTRIES (CANADA) LTD. MONARCH 9506

**Amenities:** Club House,Exercise Centre,Sauna/Steam Room,Swirlpool/Hot Tub

**Site Influences:** Central Location,Golf Course Nearby,Paved Road,Recreation Nearby,Rural Setting,Shopping Nearby

**Features:** Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Storage Shed

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

**Listing Broker(s):** Macdonald Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'0 x 18'10	Main	Eating Area	8'5 x 8'1
Main	Kitchen	10'5 x 10'4	Main	Dining Room	11'9 x 11'10
Main	Primary Bedroom	12'9 x 11'10			
Main	Bedroom	11'4 x 11'0			
Main	Bedroom	11'4 x 10'0			
Main	Utility	8'2 x 7'7			
Main	Foyer	5'9 x 4'8			

<b>Finished Floor (Main):</b>	1,395 sqft	<b># Of Rooms:</b>	9	<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	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,395 sqft	<b>Basement:</b>	Crawl,None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,395 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

This is the one! Located in the "country feel-central location" Langley Grove Estates this spacious home is ready for your immediate possession. Totally freshly painted, new roof in November, some new flooring, good sized 3 Bedrooms, air conditioning, 12'8x11'3 workshop, all ready for new family to enjoy for years to come. A great Park with Recreational Centre, Sauna & Exercise Centre, plus walking areas. Transportation is close - the Otter General Store is walking distance - a great place to call home! Small pet allowed - Book your appointment to view now, this home is a definite must view! OPEN HOUSE SAT 18TH 1 - 3 PM [www.cotala.com/79505](http://www.cotala.com/79505)