

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

|                  |                        |                  |                                     |
|------------------|------------------------|------------------|-------------------------------------|
| Style of Home:   | Manufactured/Mobile    | Parking:         | Total: 4 - Covered: 1               |
| Construction:    | Manufactured/Mobile    | Covered Parking: | 1                                   |
| Exterior:        | Aluminum               | Parking Access:  | Front                               |
| Foundation:      |                        | Parking:         | Carport; Single,Open,Tandem Parking |
| Rain Screen:     |                        | Locker:          |                                     |
| Renovations:     | Other                  | Units in Dev:    |                                     |
| # of Fireplaces: | 0 - Fuel:              | Distance to:     |                                     |
| Water Supply:    | Well - Drilled         | Title to Land:   | Leasehold not prepaid-NonStrata     |
| Fuel/Heating:    | Forced Air,Natural Gas | Property Disc:   | Yes                                 |
| Outdoor Area:    | Patio(s) & Deck(s)     | PAD Rental:      | 788.62                              |
| Type of Roof:    | Asphalt                | Fixtures Leased: | No                                  |
| Floor Finish:    | Laminate,Mixed         | Fixtures Rmvd:   | 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,CltH Wsh/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    |       |             |              |

|                         |            |                            |                          |                |             |          |
|-------------------------|------------|----------------------------|--------------------------|----------------|-------------|----------|
| Finished Floor (Main):  | 1,395 sqft | # Of Rooms:                | 9                        | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft     | # Of Kitchens:             | 1                        | Main           | 4           | Yes      |
| Finished Floor (Below): | 0 sqft     | # Of Levels:               | 1                        | Main           | 3           | Yes      |
| Finished Floor (Bsmt):  | 0 sqft     | Crawl/Bsmt Height:         |                          |                |             |          |
| Finished Floor (Total): | 1,395 sqft | Basement:                  | Crawl,None               |                |             |          |
| Unfinished Floor:       | 0 sqft     | # or % of Rentals Allowed: |                          |                |             |          |
| Grand Total:            | 1,395 sqft | # Of Pets:                 | 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)