

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1982
Frontage (ft):		Bathrooms:	1	Age:	43
Lot Area: (sq.ft.)	3,481.00	Full Baths:	1	Zoning:	MHR
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,981.25
Rear Yard Exp:		Maint. Fee:	185.00	For Tax Year:	2024
View:				P.I.D.:	001-853-708

Style of Home:	Manufactured/Mobile	Parking:	Total: 5 - Covered: 1
Construction:	Manufactured/Mobile	Covered Parking:	1
Exterior:	Aluminum	Parking Access:	Front
Foundation:		Parking:	Carport; Single, Visitor Parking
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Vinyl/Linoleum	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Cherry Brook Park

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

Legal: STRATA LOT 44 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLANNW1626 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, MHR#54367

Amenities: Club House, Workshop Attached, Workshop Detached

Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed, Windows - Thermo

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'6 x 15'			
Main	Dining Room	8'5 x 8'			
Main	Kitchen	13'8 x 10'5			
Main	Primary Bedroom	14'5 x 11'4			
Main	Bedroom	11'5 x 9'1			
Main	Foyer	5'7 x 5'6			

Finished Floor (Main):	985 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 (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	985 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	985 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Rarely Available Manufactured home in Cherry Brook Park, Spacious large pie shape lot and you own your own land! Parking for 4 vehicles, 10" X 8' Shed with power to tinker away on your projects. 10' X 5" Attached storage room. Large outdoor deck to entertain. Pets allowed, see restrictions. Upgrades include, New flooring throughout, fresh paint, shower in bathroom, some new thermal windows and a 10 yr old gas furnace. Bright and spacious living room and kitchen with a lovely skylight. Large Master Bedroom to accommodate a King size bed. 1 owner has to be 55+. Close access to Hwy. 99, 5 minute drive to Recreation, White Rock Beach, Morgan Crossing, Hospital. Schools and transportation close by.