

Presented by:
Tanya Rankin

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Williams Lake (Zone 27), Esler/Dog Creek

MLS# N224782

Residential Detached

57 CHILCOTIN ES, V2G 4X7

Active



List Price: \$39,900

Complex/Subdiv:

Frontage:	Bedrooms:	2	PID:	800-074-175
Depth/Size:	Bathrooms:	1	Type:	Manufactured
Lot Area SqFt: 0.00	Full Baths:	1	Approx Yr Blt:	1990
Rear Yard Exp:	Half Baths:	0	Age at List Date:	23
Meas Type:	If New GST/HST Incl:		Taxes:	\$447 (2012)
Flood Plain: No	Zoning:	R4		
View:	Y - VALLEY			
Serv. Connected:	Electricity, Natural Gas, Septic, Water			

Style of Home:	Manufactured/Mobile	Total Parking:	Covered Parking:
Construction:	Manufactured/Mobile	Parking Access:	
Foundation:	Other	Parking Facilities:	Open
Exterior:	Vinyl		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Metal	Possession:	
Renovations:		Title to Land:	Other
Flooring:	Vinyl/Linoleum, Wall/Wall/Mixed	Seller's Interest:	Registered Owner
Water Supply:	Well - Drilled	Mortgage Info:	\$0
Heat/Fuel:	Forced Air		
No. of Fireplaces:	0	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:			Out Buildings:
Outdoor Area:	Patio(s)		
Pad Rental:	\$295.00		
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: MHR#64656 CSA#459027
Amenities: Storage
Site Influences:
Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	13' X 11'			X			X
Main F.	Living Room	13' X 15'			X			X
Main F.	Bedroom	10' X 10'			X			X
Main F.	Bedroom	10'9 X 11'10			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	924	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	924	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	924	8

Listing Broker(s): Tanya Rankin Ltd

Efficient, affordable living! One of the best kept mobile home parks in the Cariboo! This is an awesome opportunity to stop throwing money away on rent and build equity for your future. Great private yard with direct access to tones of walking trails, crown land and fantastic view into valley. This 2 bdrm, 1 bath gem has a spacious, well laid out feeling with tones of storage. Windows have all been updated. You're going to love the motorbike shed complete with work bench and power! Come check it out!