

Presented by:
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Williams Lake (Zone 27), Williams Lake - City MLS# N230455 Residential Detached
17 1400 WESTERN AV, V2G 4S6 **Active**



List Price: \$84,900

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 2	PID: 800-079-305
Depth/Size:	Bathrooms: 2	Type: Manufactured
Lot Area SqFt: 0.00	Full Baths: 2	Approx Yr Blt: 2002
Rear Yard Exp:	Half Baths: 0	Age at List Date: 11
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$867 (2012)
Flood Plain: No	Zoning: MHP	
View: N		

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, 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: Asphalt		Possession:
Renovations:	Reno Year:	Title to Land: Other
Flooring: Vinyl/Linoleum, Laminate, Wall/Wall/Mixed		Seller's Interest: Registered Owner
Water Supply: City/Municipal		Mortgage Info: \$0
Heat/Fuel: Natural Gas		
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:		Out Buildings:
Outdoor Area: Patio(s)		
Pad Rental: \$330.00		
Fixtures Leas: N		
Fixt Removed: N		

Legal: MHR 88281 CSA 435418 2002 SRI HOMES 14X66

Amenities:

Site Influences:

Features Incl: Air Conditioning, Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'8			X			X
Main F.	Bedroom	11'3 X 10'2			X			X
Main F.	Eating Area	7' X 5'6			X			X
Main F.	Kitchen	16'3 X 7'3			X			X
Main F.	Office	11'4 X 10'			X			X
Main F.	Master Bedroom	12'7 X 11'6			X			X
Main F.	Entrance Hall	10' X 7'2			X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,166	Total # Rooms: 7	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 0	Finished Levels: 1	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 1,166	Basement Area: None	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 1,166		8

Listing Broker(s): Tanya Rankin Ltd

Desirable Western Estates Mobile Home Park! This 2002 - 2 bedroom, 2 bathroom is a step above the expected. With 2 wonderful additions you'll feel it doubles your living area, making for a spacious front entry and home office or family room. Every detail is dialed with awesome outdoor space as well. Cement docks both front and back perfect for relaxing or hosting a barbecue plus partially fenced yard for added privacy. You won't need to look twice at this low maintenance gem. Come check it out!