

Presented by:  
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Williams Lake (Zone 27), Esler/Dog Creek  
**# 28 803 HODGSON RD, V2G 3R2**

**MLS# N234787**

Residential Detached

**Active**



List Price: \$19,500

Complex/Subdiv:

Frontage:	Bedrooms:	2	PID:	800-085-085
Depth/Size:	Bathrooms:	2	Type:	Manufactured
Lot Area SqFt: 0.00	Full Baths:	1	Approx Yr Blt:	1981
Rear Yard Exp:	Half Baths:	1	Age at List Date:	33
Meas Type:	If New GST/HST Incl:		Taxes:	\$326 (2013)
Flood Plain: No	Zoning:	MHP		
View:	Y - TOWN AND MOUNTAINS			
Serv. Connected:	Community, Electricity, Natural Gas, Water			

Style of Home:	Manufactured/Mobile	Total Parking:	Covered Parking:
Construction:	Manufactured/Mobile	Parking Access:	
Foundation:	None	Parking Facilities:	Open
Exterior:	Aluminum		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Metal	Possession:	
Renovations:		Title to Land:	Other
Flooring:	Laminate, Vinyl/Linoleum	Seller's Interest:	Registered Owner
Water Supply:	Community	Mortgage Info:	\$0
Heat/Fuel:	Forced Air, Natural Gas		
No. of Fireplaces:	0	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:	None		Out Buildings:
Outdoor Area:	Patio(s)		
Pad Rental:	\$286.83		
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: MHR# 48889 CSA# 420684  
Amenities: Storage  
Site Influences:  
Features Incl: Clothes Washer/Dryer, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 13'6"			X			X
Main F.	Master Bedroom	12' X 10'			X			X
Main F.	Eating Area	9' X 6'			X			X
Main F.	Kitchen	4' X 10'			X			X
Main F.	Entrance Hall	10' X 13'			X			X
Main F.	Bedroom	9' X 13'			X			X
					X			X
					X			X
					X			X
					X			X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt:	980	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	980	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	980	8

Listing Broker(s): Tanya Rankin Ltd

Fabulous unexpected floor plan that just feels like home! This well laid out 2 bedroom mobile is surprisingly spacious with lots of storage. Located in the top row of a private park backing onto Crown Land, mountain biking and trails galore. Updated kitchen and flooring add to the charm of this efficient small space living. Pad rent is \$286.83. Owner states furnace updated 2003, h/w updated 2006. Come check it out!