

Presented by:  
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Williams Lake (Zone 27), Williams Lake - Rural West MLS# N245378 Residential Detached  
**# 64 997 20 HY, V2G 4X7** **Active**



List Price: \$72,500

Complex/Subdiv: CHILCOTIN ESTATES MOBILE HOME PARK

Frontage:	Bedrooms:	2	PID:	800-095-497
Depth/Size:	Bathrooms:	2	Type:	Manufactured
Lot Area SqFt: 0.00	Full Baths:	2	Approx Yr Blt:	2009
Rear Yard Exp:	Half Baths:	0	Age at List Date:	6
Meas Type:	If New GST/HST Incl:		Taxes:	\$642 (2014)
Flood Plain: No	Zoning:	MHP		
View:	Y - VALLEY			
Serv. Connected:	Community, 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:	Asphalt		
Renovations:		Reno Year:	
Flooring:	Vinyl/Linoleum, Wall/Wall/Mixed	Title to Land:	Other
Water Supply:	Community, Well - Drilled	Seller's Interest:	Registered Owner
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0
No. of Fireplaces:	0	R/I Fireplaces:	
Fireplace Fuel:		Property Disclosure:	Y
Outdoor Area:		Out Buildings:	
Pad Rental:	\$300.00		
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: MHR#095676 CSA#MB-1234 2009 MAGNUM  
 Amenities: None  
 Site Influences: Paved Road  
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 13'			X			X
Main F.	Dining	7' X 9'			X			X
Main F.	Kitchen	7'9 X 17'10			X			X
Main F.	Master Bedroom	11'8 X 13'			X			X
Main F.	Bedroom	11' X 9'8			X			X
Main F.	Laundry	5'7 X 5'			X			X
					X			X
					X			X
					X			X
					X			X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	924	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2	4 Piece; Ensuite: Y; Level: Main F.
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

Affordable living in a quiet, well managed & cared-for mobile home park. Wonderfully laid out with central, open-concept living space and bedrooms at opposite ends. The deluxe ensuite will make you feel like a princess/princes...complete with oversized soaker tub. Awesome, easy access to trails plus check out the killer view across the valley from the backyard!