

Presented by:  
**Tanya Rankin**

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Williams Lake (Zone 27), Williams Lake - Rural South

**MLS# N247124**

Residential Detached

**# 37 803 HODGSON RD, V2G 3R2**

**Active**



List Price: \$22,000

Complex/Subdiv: PANORAMA TRAILER PARK

Frontage:	Bedrooms:	2	PID:	800-097-217
Depth/Size:	Bathrooms:	1	Type:	Manufactured
Lot Area SqFt: 0.00	Full Baths:	1	Approx Yr Blt:	1969
Rear Yard Exp:	Half Baths:	0	Age at List Date:	46
Meas Type:	If New GST/HST Incl:		Taxes:	\$106 (2014)
Flood Plain: No	Zoning:	MHP		
View: N				
Serv. Connected:	Electricity, Natural Gas, Septic, 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 Public Trans:
Type of Roof:	Torch-On, Other		Dist to School Bus:
Renovations:		Reno Year:	Possession:
Flooring:	Laminate, Vinyl/Linoleum		Title to Land: Other
Water Supply:	Community		Seller's Interest: Registered Owner
Heat/Fuel:	Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces:	0	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:	None		Out Buildings:
Outdoor Area:	Patio(s)		
Pad Rental:	\$294.00		
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: MFD HOME REG #023267 BAY #37 PANORAMA TRAILER PARK CSA#267506  
Amenities: None  
Site Influences: Paved Road  
Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 11'4			X			X
Main F.	Dining	8' X 8'			X			X
Main F.	Kitchen	9' X 8'			X			X
Main F.	Bedroom	6' X 8'			X			X
Main F.	Master Bedroom	9'6 X 10'			X			X
Main F.	Other	7'3 X 7'3			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt:	768	1 5 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:	768	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	768	8

Listing Broker(s): Tanya Rankin Ltd

Prime, private location in quality, well-managed mobile park. \$294.00 monthly pad rent. This adorable home has been impeccably well cared for and updated with lots of love. You'll enjoy the wood floors, bathroom updates and bonus storage space or third bedroom. Fantastic semi-fenced yard offers lots of parking, plus a nice sense of space! Come and check it out!