



Presented by:
Tanya Rankin
 Tanya Rankin Ltd
 Phone: 250-392-0371
 www.williamslakerealestate.com
 tanya@tanyarankin.com



Active
R2077666
 Board: N
 Manufactured

32 770 11TH AVENUE
 Williams Lake (Zone 27)
 Williams Lake - City
 V2G 2M4

Residential Detached
\$59,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$59,000
Depth / Size (ft.): 0	Bedrooms:	2	Approx. Year Built: 1991
Lot Area (acres): 0.00	Bathrooms:	1	Age: 25
Flood Plain: No	Full Baths:	1	Zoning: MHP
Rear Yard Exp:	Half Baths:	0	Gross Taxes: \$647.73
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 800-076-088
			Tour:

View: **Yes: Mountains**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Manufactured/Mobile**
 Construction: **Manufactured/Mobile**
 Exterior: **Vinyl**
 Foundation: **Other**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Metal**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental: **\$320.00**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Vinyl/Linoleum**

Legal: **MHR# 067855 CSA# 460775 1991 DARTMOUTH 14X66**

Amenities: **None**

Site Influences: **Central Location, Paved Road**
 Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Eating Area	8' x 6'			x			x
Main	Kitchen	15' x 13'			x			x
Main	Living Room	14' x 13'			x			x
Main	Bedroom	9'2 x 7'9			x			x
Main	Master Bedroom	11'10 x 13'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	924	# of Rooms:	5	Bath	1	Floor	Main	# of Pieces	5	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	1		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None		4							Pool:
Finished Floor (Total):	924 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	Beds not in Basement:	2							Door Height:
Grand Total:	924 sq. ft.	Basement:	None		6							
					7							
					8							

Listing Broker(s): **Tanya Rankin Ltd**

Cute, clean and move in ready. This cozy two bedroom mobile boasts an oversized bathroom with deluxe soaker tub! Quiet well managed park in central location. Close to Gibraltar bus route, all levels of school and minutes to town. Come check it out!