



Presented by:  
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**Active**  
**R2102049**  
 Board: N  
 Manufactured

**61 560 SODA CREEK ROAD**  
 Williams Lake (Zone 27)  
 Williams Lake - Rural West  
 V2G 5E6

Residential Detached  
**\$38,000** (LP)  
 (SP)



Sold Date: \_\_\_\_\_ Frontage (feet): **0.00** Original Price: **\$38,000**  
 Depth / Size (ft.): **0** Bedrooms: **2** Approx. Year Built: **1997**  
 Lot Area (acres): **0.00** Bathrooms: **1** Age: **19**  
 Flood Plain: **No** Full Baths: **1** Zoning: **MHP**  
 Rear Yard Exp: \_\_\_\_\_ Half Baths: **0** Gross Taxes: **\$452.50**  
 Approval Req?: \_\_\_\_\_ Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **800-107-692**  
 Tour: \_\_\_\_\_

View: **Yes: Mountains & Valley**  
 Complex / Subdiv: \_\_\_\_\_  
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Manufactured/Mobile**  
 Construction: **Manufactured/Mobile**  
 Exterior: **Vinyl**  
 Foundation: **Other**  
 Rain Screen: \_\_\_\_\_  
 Renovations: \_\_\_\_\_  
 # of Fireplaces: **0**  
 Fireplace Fuel: **None**  
 Water Supply: **Well - Drilled**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Asphalt**

Total Parking: \_\_\_\_\_ Covered Parking: \_\_\_\_\_ Parking Access: \_\_\_\_\_  
 Parking: **Open**  
 Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
 Title to Land: **Leasehold not prepaid-NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental: **\$275.00**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **MANUFACTURED HOME REG.#83378, BAY #61, COMER HILL MHP, MHP ROLL #83378 24-727-06597.300.**

Amenities: **None**

Site Influences: \_\_\_\_\_  
 Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'8 x 12'8			x			x
Main	Living Room	18'6 x 12'8			x			x
Main	Eating Area	5' x 6'			x			x
Main	Bedroom	9'4 x 8'10			x			x
Main	Master Bedroom	11'3 x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>938</b>	# of Rooms:	<b>5</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings	
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:	
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		<b>3</b>							Workshop/Shed:	<b>8' x</b>
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>		<b>4</b>							Pool:	
Finished Floor (Total):	<b>938 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:	
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	Beds not in Basement:	<b>2</b>							Door Height:	
Grand Total:	<b>938 sq. ft.</b>	Basement:	<b>None</b>		<b>6</b>								
					<b>7</b>								
					<b>8</b>								

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

**Value, value, value in this spacious, well laid out 1997 14x67 mobile. Located just out of town for privacy with freedom to do as you please. This 2 bedroom home has a large yard and good storage shed. This great deal makes home ownership achievable! Pad rent is \$275 per month.**