



Presented by:  
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**Active**  
**R2113371**  
 Board: N  
 Manufactured

**13 1400 WESTERN AVENUE**  
 Williams Lake (Zone 27)  
 Williams Lake - City  
 V2G 1H7

Residential Detached  
**\$77,500 (LP)**  
 (SP)



Sold Date: Frontage: **0.00** Original Price: **\$77,500**  
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1994**  
 Depth / Size: **0** Bathrooms: **1** Age: **22**  
 Lot Area (acres): **0.00** Full Baths: **1** Zoning: **MHP**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$771.98**  
 Rear Yard Exp: For Tax Year: **2016**  
 Approval Req?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **800-108-589**  
 Tour:

View: **No** :  
 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: **Sundeck(s)**  
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:  
 Parking: **Open**  
 Dist. to Public Transit:  
 Title to Land: **Other** Dist. to School Bus:  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental: **\$350.00**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Laminate, Vinyl/Linoleum**

Legal: **MHR73974 CSA14310 SER#WIN14679401628**  
 Amenities: **None**  
 Site Influences: **Paved Road, Recreation Nearby**  
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'6 x 12'8			x			x
Main	Eating Area	7' x 8'4			x			x
Main	Living Room	14' x 12'8			x			x
Main	Bedroom	9'4 x 8'1			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	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	Main	5	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>1</b>	2				Workshop/Shed: <b>8' x 12'</b>
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total): <b>938 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Bed in Basement: <b>0</b> Beds not in Basement: <b>2</b>	5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>	6				
Grand Total: <b>938 sq. ft.</b>		7				
		8				

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

**Immaculate 67x14 mobile in fantastic location. Perfect for the retiree located within walking distance to the retirement concepts, & local college. So well cared for with impeccable updates throughout. 2 spacious bedrooms and wonderful oversized bathroom complete with soaker tub & free standing shower. The 8'x12' shed was built in 2002 and offers an abundant of outside storage. Roof updated approximately 2008, appliance, new skirting 2016, & flooring throughout in 2016. Pad rent \$350/month as of January 2017. This home is move in ready, check it out!**