



Presented by:
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Active
R2131906
 Board: N
 Manufactured

46 1400 WESTERN AVENUE
 Williams Lake (Zone 27)
 Williams Lake - City
 V2G 4S6

Residential Detached
\$78,000 (LP)
 (SP)



Sold Date:
 Meas. Type:
 Depth / Size:
 Lot Area (acres): **0.00**
 Flood Plain: **No**
 Rear Yard Exp:
 Approval Req?:
 If new, GST/HST inc?:

Frontage:
 Bedrooms: **3**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**

Original Price: **\$78,000**
 Approx. Year Built: **2001**
 Age: **16**
 Zoning: **MHP**
 Gross Taxes: **\$1,032.06**
 For Tax Year: **2016**
 Tax Inc. Utilities?: **No**
 P.I.D.: **800-110-824**
 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: **Fenced Yard, Patio(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**

Property Disc.: **Yes**
 PAD Rental: **\$350.00**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Vinyl/Linoleum**

Legal: **MHR# 48978 CSA# 434011**

Amenities: **Wheelchair Access**

Site Influences: **Paved Road**
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'5 x 7'			x			x
Main	Eating Area	7' x 5'			x			x
Main	Living Room	12'7 x 12'6			x			x
Main	Bedroom	7'6 x 7'5			x			x
Main	Bedroom	7'5 x 7'5			x			x
Main	Master Bedroom	11'3 x 9'10			x			x
Main	Family Room	22'10 x 8'7			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,100	# of Rooms:	7	Bath	1	Floor	Main	# of Pieces	3	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	1		3							Workshop/Shed: 8X10
Finished Floor (Basement):	0	Suite:	None		4							Pool:
Finished Floor (Total):	1,100 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3		6							Door Height:
Grand Total:	1,100 sq. ft.	Basement: None			7							
					8							

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

Move in Ready this 2001 Winfield/Langdale 66x14 mobile with 8'x22' addition is spacious & in a great location! Perfect for the retiree or student within walking distance to the retirements concept & local college. Well cared for and clean this 3 bedroom, 1 bathroom home is nicely set up for wheelchair access. The 8'x10' shed is ideal for extra storage, plus it has a fully fenced yard. Current pad rent is \$350/month. Come check it out!