



Presented by:

# Tanya Rankin

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**Active**  
**R2166723**  
 Board: N  
 Manufactured

## 11 704 DOG CREEK ROAD

Williams Lake (Zone 27)  
 Williams Lake - City  
 V2G 3G3

Residential Detached  
**\$25,000** (LP)  
 (SP)



Sold Date: \_\_\_\_\_ Frontage: **0.00** Original Price: **\$25,000**  
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1972**  
 Depth / Size: **0** Bathrooms: **1** Age: **45**  
 Lot Area (acres): **0.00** Full Baths: **1** Zoning: **MHP**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$190.92**  
 Rear Yard Exp: \_\_\_\_\_ For Tax Year: **2016**  
 Approval Req?: \_\_\_\_\_ Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **800-113-712**  
 Tour: \_\_\_\_\_  
 View: **Yes: Mountains**  
 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: **None**  
 Type of Roof: **Torch-On**

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

Total Parking: \_\_\_\_\_ Covered Parking: \_\_\_\_\_ Parking Access: \_\_\_\_\_  
 Parking: **Open**  
 Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
 Title to Land: **Other**  
 Property Disc.: **Yes**  
 PAD Rental: **\$281.00**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Other, Vinyl/Linoleum**

Legal: **MHR 025045 CSA 749 1972 12X60 CHANCELLOR**

Amenities: **None**

Site Influences: **Paved Road**

Features: **Air Conditioning, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'8 x 11'6			x			x
Main	Kitchen	11' x 7'6			x			x
Main	Eating Area	4' x 7'6			x			x
Main	Master Bedroom	9'8 x 8'6			x			x
Main	Bedroom	12'6 x 8'6			x			x
Main	Mud Room	9'7 x 11'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>825</b>	# of Rooms: <b>6</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>1</b>	2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total): <b>825 sq. ft.</b>	Crawl/Bsmt. Height: _____	4				Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b>	5				Door Height:
Grand Total: <b>825 sq. ft.</b>	Basement: <b>None</b>	6				
	Bed not in Basement: <b>2</b>	7				
		8				

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

**Adorable, affordable living just on the outskirts of town in super quiet boutique style mobile home park. Lovingly cared for and well maintained this 2 bedroom home makes for an easy simple lifestyle. You'll appreciate the fully updated bathroom, plus new vinyl plank flooring throughout. The front entry mud room is a real bonus for added storage plus additional storage shed. Updates include, roof approx 2 yrs old, hot water tank approx 7 yrs old, paint, & window coverings. Monthly pad rent is \$281.00 and the park is very well maintained.**