



Presented by:
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Langley, Brookwood Langley
106 2315 198 ST, V2Z 1Z1

MLS# F1439663

Residential Detached
Active



List Price: \$79,900 Previous Price:
 Original Price: \$79,900

Complex/Subdiv: DEER CREEK ESTATES (BROOKSWOOD)

Frontage:	0.00 ft	Bedrooms:	2	PID:	900-546-786
Depth/Size:		Bathrooms:	2	Type:	Manufactured
Lot Area SqFt:	0	Full Baths:	2	Approx Yr Blt:	1985
Rear Yard Exp:	W	Half Baths:	0	Age at List Date:	30
Meas Type:		If New GST/HST Incl:		Taxes:	\$650 (2014)
Flood Plain:		Zoning:	MHP		

View: Y - Grassy Park
 Serv. Connected: Water, Electricity, Natural Gas, Septic

Style of Home:	Rancher/Bungalow	Total Parking:	2	Covered Parking:	1
Construction:	Manufactured/Mobile	Parking Access:	Front		
Foundation:	None	Parking Facilities:	Open, Carport; Single		
Exterior:	Vinyl				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Asphalt			Possession:	
Renovations:		Reno Year:		Title to Land:	Leasehold not prepaid-NonStrata
Flooring:	Wall/Wall/Mixed			Seller's Interest:	Registered Owner
Water Supply:	Well - Drilled			Mortgage Info:	\$0
Heat/Fuel:	Baseboard, Electric, Natural Gas				
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural			Out Buildings:	/Workshop Sz: 12 x 8
Outdoor Area:	Sundeck(s)				
Pad Rental:	\$724.00				
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: MHR# 59479 CSA# 23739
 Amenities: In Suite Laundry, Storage, Club House
 Site Influences: Adult Oriented, Private Setting, Shopping Nearby, Treed
 Features Incl: Storage Shed, Vaulted Ceiling, Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	12' X 11'5			X			X
Main F.	Living Room	13'4 X 12'6			X			X
Main F.	Dining	10' X 8'			X			X
Main F.	Family Room	15' X 12'			X			X
Main F.	Master Bedroom	13' X 11'5			X			X
Main F.	Bedroom	9'10 X 9'			X			X
Main F.	Laundry	8'6 X 8'6			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,152	1 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	1,152	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	1,152	8

Listing Broker(s): Royal LePage - Wolstencroft

Best Floor Plan Ever! Open and Spacious with NO wasted space! Great Kitchen has lots of cupboards & Counter top space PLUS a Pantry. Master Bedroom has ensuite with Soaker Tub. This home has plenty of room for when the family visits and can be warmed by a Cozy Gas Fireplace. Just delightful! If Privacy is important then you should see this. View from the front is a Large Grassy Park like area and the Covered Sundeck is large and Very Private as well. Easy to view and easy to own..this IS a real winner. When you guests come there are 10 visitor parking spots virtually at your front door. This is a beautifully kept community that you can be proud to live in. Don't pass it by.