R2499255
Manufactured

164 27111 0 AVENUE
Langley
Aldergrove Langley
V4W 2T4

Residential Detached
$219,500 (LP)

Depth/Size (ft.):		Frontage (ft.):		Approx. Yr Built:	**1983**
Lot Area		Bedrooms:	**2**	Age:	**37**
Flood Plain:	**No**	Bathrooms:	**2**	Zoning:	**MHP**
Rear Yard Exp:	**North**	Full Baths:	**1**	Gross Taxes:	**$937.63**
		Half Baths:	**1**	For Tax Year:	**2020**
				P.I.D.:	**905-010-731**

View:
Complex / Subdiv: **Pioneer Park**
Services Connected: **Electricity,Natural Gas,Septic,Water**

Style of Home:	**Manufactured/Mobile**
Construction:	**Manufactured/Mobile**
Exterior:	**Vinyl**
Foundation:	**Concrete Block**
Rain Screen:	
Renovations:	**Completely**
# of Fireplaces:	**1**
Fireplace Fuel:	**Natural Gas**
Water Supply:	**Well - Drilled**
Fuel/Heating:	**Natural Gas**
Outdoor Area:	**Sundeck(s)**
Type of Roof:	**Metal**

Total Parking:	**2** Covered Parking: **1** Parking Access: **Front**
Parking:	**Add. Parking Avail.,Carport; Single**
Dist. to Transit:	Dist to School Bus:
Title to Land:	**Shares in Co-operative**
Property Disc.:	**Yes**
PAD Rental:	**300.00**
Fixtures Leased:	**No**
Fixtures Rmvd:	**No**
Floor Finish:	**Mixed**

Legal:	**MHR #057790 CSA #427960**
Amenities:	**Club House,Exercise Centre,Workshop Detached**
Site Influences:	**Adult Oriented,Retirement Community**
Features:	**Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions
Main	**Kitchen**	**10' x 9'**
Main	**Dining Room**	**13' x 10'**
Main	**Living Room**	**16' x 13'**
Main	**Master Bedroom**	**13' x 11'**
Main	**Bedroom**	**8' x 8'**
Main	**Solarium**	**20' x 10'**
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main):	**924**
Finished Floor (Above):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**924 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**924 sq. ft.**

# of Rooms:	**6**
# of Kitchens:	**1**
# of Levels:	**1**
Suite:	**None**
Crawl/Bsmt. Height:	
Beds in Bsmt.:	**0** Beds not in Bsmt.: **2**
Basement:	**Crawl,None**

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**4**	**No**
2	**Main**	**2**	**No**
3			**No**
4			**No**
5			**No**
6			**No**
7			**No**
8			**No**

Listing Broker(s): **RE/MAX Treeland Realty**

2 Bedroom 2 Bath Renovated and in MOVE IN Pristine Condition. UP-Dates include Kitchen Cabinets, Flooring, Lighting, counter top, Blinds, air conditioning, siding, skirting, and more. 20' x 10' Sunroom. 15'6 x 10' Heated Workshop. Good parking. 55+ Co-op Park. No exceptions. 2 Pets Allowed. Maximum size of dogs is 20 inches at shoulder. Required share fee of $9190 not included in sale price (refundable at re-sale). Existing lease expires in 2023. Matsqui First Nation and Park have a signed agreement in principle to extend or renew lease for another 49 years, however formal signed lease is not yet in writing.

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.