

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1970
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	1	<b>Age:</b>	54
<b>Lot Area:</b>	<b>Full Baths:</b>	1	<b>Zoning:</b>	MHR
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$0.00
<b>Rear Yard Exp:</b>			<b>For Tax Year:</b>	2022
<b>View:</b>			<b>P.I.D.:</b>	300-007-579

<b>Style of Home:</b>	Manufactured/Mobile	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Manufactured/Mobile	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Multiple, Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel: None	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Leasehold not prepaid-NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	920.50
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** Langley Grove Estates

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** MHR# 21369

**Amenities:** Club House,Exercise Centre,In Suite Laundry,Recreation Center,Swirlpool/Hot Tub

**Site Influences:** Golf Course Nearby,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'4 x 13'5			
Main	Dining Room	10'7 x 13'5			
Main	Kitchen	14'2 x 11'2			
Main	Laundry	8'9 x 10'			
Main	Bedroom	11'6 x 9'9			
Main	Bedroom	11'6 x 13'5			
Main	Primary Bedroom	13'8 x 13'5			

<b>Finished Floor (Main):</b>	1,782 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,782 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,782 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to Langley Grove Estates! Beautiful Custom Double Wide beautifully updated featuring over 1500 square feet with 2 beds, plus den or 3rd bedroom with custom bar, walk in shower/tub for future mobility issues, Nest thermostat, heat pump, A/C, security system, 2 sunrooms with fireplace for year round entertaining and enjoyment, large private yard plus a large detached workshop. Ready for immediate occupancy. Located on a large private lot in quiet park like setting. Low pad rental of \$850.00 a month which includes garbage, recycling, snow removal and incredible amenities in this resort style living! Opportunity is knocking to own your own brand new home in this desirable Parkbridge Community. No age restrictions and 2 small pets (17"at shoulder) ok. Call today before it's too late!