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|----------------------------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | Bedrooms: | 3 | Approx. Year Built: | 2003 |
| Frontage (ft): | Bathrooms: | 2 | Age: | 21 |
| Lot Area: | Full Baths: | 2 | Zoning: | MHP |
| Flood Plain: | Half Baths: | 0 | Gross Taxes: | \$1,257.28 |
| Rear Yard Exp View: | | | For Tax Year: | 2023 |
| | | | P.I.D.: | 900-571-600 |

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|-------------------------|--|-------------------------|--|
| Style of Home: | Rancher/Bungalow w/Loft | Parking: | Total: 2 |
| Construction: | Manufactured/Mobile | Covered Parking: | |
| Exterior: | Vinyl | Parking Access: | |
| Foundation: | | Parking: | Open, RV Parking Avail., Visitor Parking |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Leasehold not prepaid-NonStrata |
| Fuel/Heating: | Forced Air, Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s) | PAD Rental: | 1240.00 |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Laminate, Mixed, Tile | Fixtures Rmvd: | Yes |

View:

Mgmt. Company: Parkridge Homes - 604-536-8255

Complex / Subdiv: BREAKAWAT BAYS

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

Legal: MHR 88730 CSA 47131

Amenities: Club House, Exercise Centre, Garden, In Suite Laundry, Pool; Outdoor, Recreation Center, Workshop Detached

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Oven - Built In, Pantry, Range Top, Smoke Alarm, Storage Shed, Vaulted Ceiling, Windows - Thermo

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Stonehaus Realty Corp.

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|---------|-------------|
| Main | Living Room | 8'7 x 18'3 | Main | Bedroom | 13'3 x 9'4 |
| Main | Dining Room | 8'3 x 10'11 | Main | Laundry | 8'7 x 6'1 |
| Main | Foyer | 8'3 x 7'4 | Main | Patio | 10'6 x 37'9 |
| Main | Kitchen | 13'4 x 9'8 | | | |
| Main | Eating Area | 13'4 x 9'1 | | | |
| Main | Primary Bedroom | 13'3 x 14'7 | | | |
| Main | Bedroom | 10'7 x 12'1 | | | |

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|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,379 sqft | # Of Rooms: | 10 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 3 | Yes |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | Main | 3 | No |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | | | |
| Finished Floor (Total): | 1,379 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | | | | |
| Grand Total: | 1,379 sqft | # Of Pets: | 2 - Cats: Yes, Dogs: Yes | | | |

Welcome to your "Modular Home"! Feels like a house with a spacious bright floor plan, vaulted ceilings, 3 large Bdrms, 2 baths, double glazed windows, Gas stove top, wall oven, huge eat in kitchen and a separate dining/living room. Walk out to the amazing deck, partially covered with a cozy area for relaxing get togethers. Large workshop shed, plenty of storage and situated in a great location in the park! 3 yr old roof, lovely low maintenance yard. This home has been lovingly cared for by the current owners. This park has amazing amenities; outdoor heated pool, clubhouse, workout room, library, games room and walking trails. In a prime location near transit, shopping, US border and schools. Bring your 2 fur babies ... Cats and dogs, Dogs maximum height 20" at withers. A must see!