

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2017
Frontage (ft):		Bathrooms:	1	Age:	7
Lot Area:		Full Baths:	1	Zoning:	RH1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,075.50
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	300-012-086

Style of Home:	Manufactured/Mobile	Parking:	Total: 2
Construction:	Manufactured/Mobile	Covered Parking:	
Exterior:	Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	142
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Other
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	739.00
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Georgian Properties - 604-854-3641
Complex / Subdiv:	Georgian Park
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	MHR#101812 CSA#MB3716 SR#003-A002249 PAD 67 GEORGAIN PARK MANUFACTURED HOME PARK
Amenities:	None
Site Influences:	Adult Oriented,Central Location,Golf Course Nearby,Greenbelt,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Smoke Alarm,Storage Shed,Vaulted Ceiling,Windows - Thermo
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Not Allowed
Listing Broker(s):	Vybe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'			
Main	Kitchen	13' x 9'6"			
Main	Eating Area	8' x 6'			
Main	Primary Bedroom	12' x 10'			
Main	Bedroom	8' x 8'6"			

Finished Floor (Main):	840 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	840 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	0			
Grand Total:	840 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome Home to Georgian Park!! Arguably one of the best Parks in the Fraser Valley! This immaculately kept 840 sqft, 2 bedroom 1 bathroom unit is only 7 years old and backs onto a tranquil creek on the outskirts of the Park for a nice private setting while entertaining family and friends. Add on's are, a large well built covered deck, vinyl fencing and a garden shed. Private little yard backing onto greenbelt! Well kept, well managed Georgian Park in the heart of Abbotsford is close to shopping, transit, recreation and much more! 55+ age restrictions, 2 smaller pets allowed, Park Approval needed for purchase and tenancy in the Park. Pad rent is now the lowest in Abbotsford at \$739.00 per month.