

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b> 2	<b>Approx. Year Built:</b> 1974
<b>Frontage (ft):</b>	<b>Bathrooms:</b> 1	<b>Age:</b> 50
<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> \$260.00
<b>Rear Yard Exp:</b>		<b>For Tax Year:</b> 2023
<b>View:</b> No		<b>P.I.D.:</b> 300-012-558

<b>Style of Home:</b> Manufactured/Mobile	<b>Parking:</b> Total: 1
<b>Construction:</b> Manufactured/Mobile	<b>Covered Parking:</b>
<b>Exterior:</b> Metal, Vinyl	<b>Parking Access:</b> Front
<b>Foundation:</b>	<b>Parking:</b> Carport; Single, RV Parking Avail., 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 prepaid-NonStrata
<b>Fuel/Heating:</b> Forced Air	<b>Property Disc:</b> Yes
<b>Outdoor Area:</b> Sundeck(s)	<b>PAD Rental:</b> 1236.20
<b>Type of Roof:</b> Torch-On	<b>Fixtures Leased:</b> No
<b>Floor Finish:</b> Wall/Wall/Mixed	<b>Fixtures Rmvd:</b> No

<b>View:</b> No
<b>Mgmt. Company:</b>
<b>Complex / Subdiv:</b> Breakaway Bays
<b>Services Connected:</b> Community, Electricity, Sanitary Sewer, Water
<b>Legal:</b> MHR# 2049 CSA # 1832780
<b>Amenities:</b> Club House, In Suite Laundry, Pool; Outdoor
<b>Site Influences:</b> Central Location, Cul-de-Sac, Golf Course Nearby, Greenbelt, Recreation Nearby, Shopping Nearby
<b>Features:</b> ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings
<b>Bylaw Restrict:</b> Pets Allowed w/Rest.
<b>Listing Broker(s):</b> Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'2 x 11'5			
Main	Kitchen	11'6 x 11'5			
Main	Primary Bedroom	16'6 x 11'5			
Main	Bedroom	10'7 x 8'2			
Main	Utility	10' x 5'4			
Main	Family Room	10'7 x 8'2			
Main	Patio	12' x 12'			

<b>Finished Floor (Main):</b> 925 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>			
<b>Finished Floor (Total):</b> 925 sqft	<b>Crawl/Bsmt Height:</b>			
<b>Unfinished Floor:</b> 0 sqft	<b>Basement:</b> None			
<b>Grand Total:</b> 925 sqft	<b>Beds In Bsmt:</b> 0 / 2			
	<b># Of Pets:</b> 2 - Cats: Yes, Dogs: Yes			

Escape to Breakaway Bays in South Surrey, where you'll discover a distinct and tranquil community known for its safety and warmth, just a brief 5-minute jaunt from the beach, major shopping centers, and the U.S. border. Conveniently located in a quiet cul-de-sac location behind the pool and clubhouse this charming single-wide manufactured home boasts a spacious living area, a well-appointed kitchen, two cozy bedrooms, and a utility room. Enjoy leisurely moments on the covered sundeck and let your creativity flourish with potential updates. Embrace community amenities including an outdoor heated pool, an activity hall, and ample green spaces. With no age restrictions and allowance for pets, this is a place where everyone feels welcome. Features new roof, hot water tank and furnace.