

Depth/Size (ft):	183(1.85AC)	Bedrooms:	2	Approx. Year Built:	1990
Frontage (ft):	433.00	Bathrooms:	2	Age:	34
Lot Area: (Acres)	1.85	Full Baths:	2	Zoning:	RU-3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,264.84
Rear Yard Exp:	North			For Tax Year:	2023
View:	Yes			P.I.D.:	013-310-186

Style of Home:	Manufactured/Mobile,Rancher/Bungalow	Parking:	Total: 4 - Covered: 0
Construction:	Frame - Wood,Manufactured/Mobile	Covered Parking:	0
Exterior:	Metal	Parking Access:	Side
Foundation:		Parking:	Open,RV Parking Avail.,Visitor Parking
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	0.00
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile	Fixtures Rmvd:	No

View:	Yes : Creek & Pond
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity
Legal:	PARCEL B, PART S1/2 OF N1/2 OF NE1/4, SECTION 7, TOWNSHIP 14, NEW WESTMINSTER LAND DISTRICT, (REF PL9642) MHR#63809 / CSA/BC ELEC #457654
Amenities:	Barn,Garden,Green House,In Suite Laundry,Storage,Workshop Detached
Site Influences:	Golf Course Nearby,Private Setting,Private Yard,Rural Setting,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Free Stand F/P or Wdstove,Microwave,Oven - Built In,Range Top,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Porch (enclosed)	18'6 x 16'7	Main	Laundry	10'0 x 2'5
Main	Foyer	10'9 x 3'5	Main	Mud Room	11'4 x 4'10
Main	Dining Room	15'9 x 9'9	Main	Bedroom	10'4 x 10'3
Main	Kitchen	16'4 x 9'9			
Main	Living Room	20'2 x 10'6			
Main	Primary Bedroom	12'5 x 13'2			
Main	Walk-In Closet	9'6 x 4'10			

Finished Floor (Main):	1,301 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	Suite:	None			
Finished Floor (Total):	1,301 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,301 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

Dreaming of your own hobby farm? This uniquely renovated manufactured home, sitting on 1.85 ACRES, offers just that! Discover a modern 2 bed/2 bath layout with abundant natural light streaming through large European-style windows and doors. Fully renovated in 2016, it boasts a new roof, kitchen, bathrooms, floors, newer septic field & tanks, and a brand-new Waterwell system. The kitchen dazzles with a Belfast sink, double oven, and spacious island. Relax in the master bedroom with its walk-in closet and luxurious ensuite, featuring a clawfoot tub. Enjoy panoramic views of the property from every room and the deck. Outbuildings include two barns, a shed, and a greenhouse. Plus, your very own pond!