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| 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 |

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| 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 |

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|---------------------|---|
| 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 | Bedroom | 10'4 x 10'3 |
| Main | Foyer | 10'9 x 3'5 | Main | Primary Bedroom | 12'5 x 13'2 |
| Main | Dining Room | 15'9 x 9'9 | Main | Walk-In Closet | 9'6 x 4'10 |
| Main | Kitchen | 16'4 x 9'9 | | | |
| Main | Living Room | 20'2 x 10'6 | | | |
| Main | Laundry | 10'0 x 2'5 | | | |
| Main | Mud Room | 11'4 x 4'10 | | | |

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|-------------------------|------------|--------------------|-------|----------------|-------------|----------|
| 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!