

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 1970
Frontage (ft):	Bathrooms: 1	Age: 54
Lot Area:	Full Baths: 1	Zoning: MH-1
Flood Plain:	Half Baths: 0	Gross Taxes: \$368.00
Rear Yard Exp:		For Tax Year: 2023
View:		P.I.D.: 300-012-980

Style of Home: Manufactured/Mobile	Parking: Total: 2
Construction: Manufactured/Mobile	Covered Parking:
Exterior: Vinyl	Parking Access: Front
Foundation:	Parking: Open
Rain Screen:	Locker:
Renovations:	Units in Dev:
# of Fireplaces:	Distance to:
Water Supply: Community	Title to Land: Leasehold not prepaid-NonStrata
Fuel/Heating: Forced Air	Property Disc: Yes
Outdoor Area: Patio(s) & Deck(s)	PAD Rental: 795.00
Type of Roof: Torch-On	Fixtures Leased: No
Floor Finish: Laminate	Fixtures Rmvd: No

View:

Mgmt. Company:

Complex / Subdiv: WESTFIELD COURTS

Services Connected: Electricity,Natural Gas,Septic,Water

Legal: MANUFACTURED HOME REG#19616, BAY#16, 15311 WESTFIELD MANUFACTURED HOME PARK, CSA/BCE# 340019

Amenities: Garden,In Suite Laundry

Site Influences: Adult Oriented,Paved Road,Private Yard,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Microwave

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Not Allowed

Listing Broker(s): Sutton Group-West Coast Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'11 x 7'6			
Main	Dining Room	11'2 x 8'8			
Main	Kitchen	10'5 x 8'5			
Main	Primary Bedroom	14'5 x 8'			
Main	Bedroom	13'5 x 7'6			

Finished Floor (Main): 812 sqft	# Of Rooms: 5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	3	No
Finished Floor (Below): 0 sqft	# Of Levels: 1			
Finished Floor (Bsmnt): 0 sqft	Suite: None			
Finished Floor (Total): 812 sqft	Crawl/Bsmnt Height:			
Unfinished Floor: 0 sqft	Basement: None			
Grand Total: 812 sqft	Beds In Bsmnt: 0 / 2			
	# Of Pets: 1 - Cats: No, Dogs: Yes			

This is the one! Stunning 2 Bedroom/1 Bathroom completely Renovated Manufactured Home in Langley! NEW; Kitchen with S/S Appliances (Bosch Dishwasher), Bathroom & Fixtures, Full size Washer & Dryer, Lighting, Flooring, Gyproc Walls & Ceiling, Painting throughout, Doors, Windows, Roof, exterior Vinyl Siding, Porch & Deck! Westfield Courts is a meticulously maintained adult oriented 55+ community (one owner must be 55+). Enjoy Tranquility in this Peaceful area of the Park #16, complete with a fantastic lush green lawn/cedar hedging and a lovely backyard Deck to enjoy all Summer long! One small dog (15 lbs) welcome. No Rentals. Conveniently located near Murrayville and all essential amenities. A must see! You'll want to live here! OPEN HOUSE Saturday, May 4th 2-4pm!