

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 2008
Frontage (ft):	Bathrooms: 2	Age: 16
Lot Area:	Full Baths: 2	Zoning: RES
Flood Plain:	Half Baths: 0	Gross Taxes: \$1,025.84
Rear Yard Exp:		For Tax Year: 2021
View: No		P.I.D.: 300-001-115

Style of Home: Manufactured/Mobile,Rancher/Bungalow	Parking: Total: 2
Construction: Manufactured/Mobile	Covered Parking:
Exterior: Vinyl	Parking Access: Front
Foundation:	Parking: Open,RV Parking Avail.
Rain Screen:	Locker:
Renovations:	Units in Dev:
# of Fireplaces: 1 - Fuel: Natural Gas	Distance to:
Water Supply: Well - Drilled	Title to Land: Leasehold not prepaid-NonStrata
Fuel/Heating: Heat Pump,Natural Gas	Property Disc: Yes
Outdoor Area: Fenced Yard,Sundeck(s)	PAD Rental: 788.00
Type of Roof: Asphalt	Fixtures Leased: No
Floor Finish: Mixed	Fixtures Rmvd: No

View: No
Mgmt. Company:
Complex / Subdiv: Pine Ridge Park
Services Connected: Electricity,Natural Gas,Septic,Water
Legal: MHR#094474 CSA#438764 SERIAL #WIN14670805847
Amenities: Club House
Site Influences: Adult Oriented
Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Security System,Storage Shed
Bylaw Restrict: Age Restrictions,Pets Allowed w/Rest.
Listing Broker(s): Macdonald Realty (Surrey/152), Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'4 x 12'10	Main	Mud Room	7'9 x 7'8
Main	Kitchen	12'10 x 11'2			
Main	Family Room	9'6 x 7'5			
Main	Dining Room	11'9 x 7'5			
Main	Primary Bedroom	12'10 x 10'11			
Main	Bedroom	9'4 x 8'1			
Main	Walk-In Closet	4'11 x 4'			

Finished Floor (Main): 1,116 sqft	# Of Rooms: 8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	4	No
Finished Floor (Below): 0 sqft	# Of Levels: 1	Main	3	Yes
Finished Floor (Bsmt): 0 sqft	Suite: None			
Finished Floor (Total): 1,116 sqft	Crawl/Bsmt Height:			
Unfinished Floor: 0 sqft	Basement: None			
Grand Total: 1,116 sqft	Beds In Bsmt: 0 / 2			
	# Of Pets: Cats: Yes, Dogs: Yes			

Fantastic corner location in Pine Ridge Park. 55+ Complex Hard to find 16 yr old home extremely well maintained and upgraded by the current owner including newer stainless appliances in the kitchen (gas stove, fridge with water and ice maker) front load side by side washer and dryer, new private deck and railing, private side yard with artificial turf & 2 yr old hot water tank. Lovely bright home with kitchen skylight and family room addition with freestanding gas fireplace. Living room with vaulted ceiling and master with walk in closet and 4' shower. HEAT PUMP for those hot summer days! 1 cat or dog up to 14" RV Parking available!