For Multi-Picture Tours Go To:
www.mitten-realty-services.com

153 9080 198 Street, Langley **$415,000.00**

Affordable One Level Living With Great Curb Appeal
Forest Green Estates Manufactured Home Park

Attractively updated 1266 square foot, three bedroom, two bath rancher in desirable Forest Green Estates - a gated, adult oriented (55+) community. Boasting laminate floors, tasteful decor and attractive updated kitchen and heat pump to keep you cool on those warm summer days. Entertaining is easy in the spacious living room with gas fireplace and dining rm. Gorgeous updated kitchen with stainless steel appliances and eating area with door to updated covered deck. Three bedrooms and two bathrooms including primary bedroom with four piece ensuite. The good life just keeps getting better when you make this affordable rancher your own. Adult oriented community (one occupant must be 55 years or older) with pets allowed with restrictions.

The Mitten
REAL ESTATE TEAM
Doug, Bonnie & David Mitten

604-290-5480

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.

Main Floor: 1,266 Square Feet

Entrance Hall

Living Room: 12’2 x 10’4

Dining Room: 14’ x 12’2

Kitchen: 12’2 x 9’6

Eating Area: 8’5 x 7’7

Primary Bedroom: 12’2 x 12’1

Four Piece Ensuite

Bedroom: 9’10 x 9’3

Bedroom 10’4 x 9’9

4 Piece Main Bathroom:

Laundry

Features Of This Home:

- **Attractively Updated 1266 Square Foot, Three Bedroom, Two Bath Rancher In Desirable Forest Green Estates - A Gated, Adult Oriented (55+) Community.**
- **Boasting Laminate Floors, Tasteful Decor And Attractive Updated Kitchen And Heat Pump To Keep You Cool On Those Warm Summer Days.**
- **Entertaining Is Easy In The Spacious Living Room With Gas Fireplace & Dining Room.**
- **Gorgeous Updated Kitchen With Stainless Steel Appliances And Eating Area With Door To Updated Covered Deck.**

- **Three Bedrooms And Two Bathrooms Including Primary Bedroom With Four Piece Ensuite.**
- **The Good Life Just Keeps Getting Better When You Make This Affordable Rancher Your Own. Adult Oriented Community (One Occupant Must Be 55 Years Or Older) With Pets Allowed With Restrictions.**
- **Current Pad Rent: $863.00**
- **Annual Taxes: $1,089.08 (2022)**

REAR YARD

CLUBHOUSE

The Mitten
REAL ESTATE TEAM
Doug, Bonnie & David Mitten

Performance
Power Play Realty

604-290-5480

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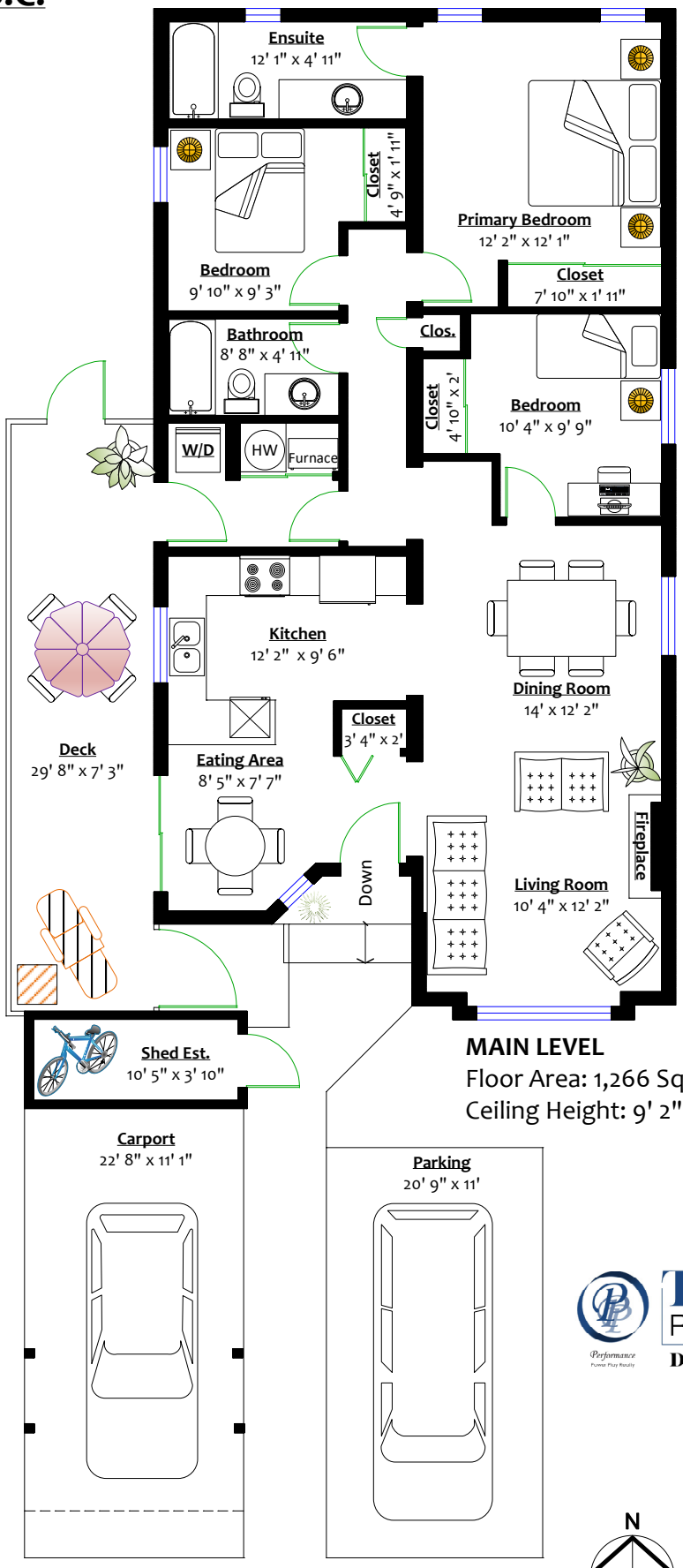
153 - 9080 198 Street, Langley Township, B.C.

Totals**

Main Level: 1,266 sq. ft.

Other Areas**

Deck:	214 sq. ft.
Carport:	252 sq. ft.
Shed:	55 sq. ft.
Parking:	227 sq. ft.
Total:	**748 sq. ft.**



MAIN LEVEL

Floor Area: 1,266 Sq. Ft.

Ceiling Height: 9' 2"

The Mitten REAL ESTATE TEAM

Doug, Bonnie & David Mitten

N

0 ft 3 ft 5 ft 10 ft

BC FLOOR PLANS

** While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed. E&O Insured for $1,000,000