



Presented by:

Tanya Rankin

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Active
R2274593
Board: N
Manufactured

4 2725 DUBOIS ROAD
Williams Lake (Zone 27)
Williams Lake - Rural North
V2G 4X2

Residential Detached
\$48,000 (LP)
(SP)



Sold Date:	Frontage:	0.00	Original Price: \$48,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1971
Depth / Size: 0	Bathrooms:	1	Age: 47
Lot Area (acres): 0.00	Full Baths:	1	Zoning: MHP
Flood Plain: No	Half Baths:	0	Gross Taxes: \$245.73
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 800-122-269
			Tour:
View:	No :		
Complex / Subdiv:			
Services Connected:	Electricity, Lagoon, Water		

Style of Home: **Manufactured/Mobile**
Construction: **Manufactured/Mobile**
Exterior: **Vinyl**
Foundation: **Preserved Wood**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Pellet**
Water Supply: **Community**
Fuel/Heating: **Baseboard, Electric, Other**
Outdoor Area: **None**
Type of Roof: **Metal, Torch-On**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Other**
Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental: **\$270.00**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Legal: **MHR# 034913 CSA# 3767 1971 UNITED MOBILE, IMPERIAL 11-1127 SER# 111127**

Amenities: **None**

Site Influences:
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'3 x 15'4			x			x
Main	Kitchen	8' x 12'9			x			x
Main	Eating Area	11' x 8'6			x			x
Main	Bedroom	10'7 x 11'3			x			x
Main	Foyer	3'10 x 10'10			x			x
Main	Laundry	4'6 x 7'8			x			x
Main	Bedroom	9'3 x 11'			x			x
Main	Mud Room	5'7 x 11'6			x			x
		x			x			
		x			x			

Finished Floor (Main):	930	# of Rooms:	8	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	1		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None		4							Pool:
Finished Floor (Total):	930 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	Beds not in Basement:	2							Door Height:
Grand Total:	930 sq. ft.	Basement:	None		6							
					7							
					8							

Listing Broker(s): **Tanya Rankin Ltd**

Adorable, & affordable with tones of natural sunshine & awesome easy proximity to Gibraltar bus pick up yet a quick easy 5-8 minutes to town! This 2 bedroom, deluxe bathroom home has been renovated top to bottom including all interior dry wall (no paneling). You'll love the new pellet stove (RL7 installation 2017) ideal for extra heat & efficiency! Excellent water filtration system new 2017 by Air and Water. Extensively renovated 2009 with most windows (1 kitchen is original), roof, hot water tank, baseboards, siding, Wonderful large private pad with good storage shed, in well maintained Quiet park \$270/month pad rent. Come check it out!