



Presented by:  
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<b>Active</b> <b>R2287891</b> Board: N Manufactured	<b>7 997 CHILCOTIN HWY 20 HIGHWAY</b> Williams Lake (Zone 27) Williams Lake - Rural West V2G 4X6	Residential Detached <b>\$79,000</b> (LP) (SP)
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Sold Date:	Frontage:	Original Price: <b>\$79,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1996</b>
Depth / Size:	Bathrooms: <b>2</b>	Age: <b>22</b>
Lot Area (acres): <b>0.00</b>	Full Baths: <b>2</b>	Zoning: <b>MHP</b>
Flood Plain: <b>No</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$506.89</b>
Rear Yard Exp:		For Tax Year: <b>2018</b>
Council Apprv?:		Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>800-123-151</b>
		Tour:
View: <b>No :</b>		
Complex / Subdiv:		
Services Connected: <b>Electricity, Natural Gas, Septic, Water</b>		

Style of Home: <b>Manufactured/Mobile</b>	Total Parking:	Covered Parking:	Parking Access:
Construction: <b>Manufactured/Mobile</b>	Parking: <b>Open</b>		
Exterior: <b>Vinyl</b>	Dist. to Public Transit:		Dist. to School Bus:
Foundation: <b>Other</b>	Title to Land: <b>Other</b>		
Rain Screen:	Property Disc.: <b>Yes</b>		
Renovations:	PAD Rental: <b>\$325.00</b>		
# of Fireplaces: <b>0</b>	Fixtures Leased: <b>No :</b>		
Fireplace Fuel: <b>None</b>	Fixtures Rmvd: <b>No :</b>		
Water Supply: <b>Well - Drilled</b>	Floor Finish: <b>Laminate, Vinyl/Linoleum</b>		
Fuel/Heating: <b>Forced Air, Natural Gas</b>			
Outdoor Area: <b>Sundeck(s)</b>			
Type of Roof: <b>Asphalt</b>			

Legal:	<b>MANUFACTURED HOME REG. # 79996, BAY # 7, CHILCOTIN ESTATES MANUFACTURED HOME PARK, MHP ROLL # 79996</b>
Amenities:	<b>None</b>
Site Influences:	<b>Paved Road</b>
Features:	<b>Clothes Washer/Dryer, Refrigerator, Stove</b>

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7' x 14'			x			x
Main	Eating Area	11' x 6'5			x			x
Main	Laundry	5' x 5'5			x			x
Main	Bedroom	11' x 10'9			x			x
Main	Living Room	14'8 x 13'			x			x
Main	Master Bedroom	10'7 x 12'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>924</b>	# of Rooms: <b>6</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>1</b>	2	Main	4	Yes	Workshop/Shed: <b>8' X 10'</b>
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total): <b>924 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor: <b>0</b>	Beds not in Basement: <b>2</b>	6				
Grand Total: <b>924 sq. ft.</b>	Basement: <b>None</b>	7				
		8				

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

**Meticulous, 2 bedroom, 2 bathroom home in prime park/pad location within Chilcotin Estates Mobile Park. You'll absolutely love the privacy on the gorgeous front patio a great space to unwind complete with 31'x12' covered deck & open space. Outdoor storage is a bonus in the 8x10 shed! This home has an awesome floor plan with bedrooms at opposite ends & open concept living in the middle. Absolutely spotless & move in ready it's a dream to call home. Excellent well managed mobile park! Come check it out!**