



Presented by:  
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**Active** **R2289056** **64 997 CHILCOTIN HWY 20 HIGHWAY** Residential Detached  
 Board: N Williams Lake (Zone 27) **\$88,000** (LP)  
 Manufactured Williams Lake - Rural South V2G 4X7 (SP)



Sold Date: Frontage: **0.00** Original Price: **\$88,000**  
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2009**  
 Depth / Size: **0** Bathrooms: **2** Age: **9**  
 Lot Area (acres): **0.00** Full Baths: **2** Zoning: **MHP**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$595.32**  
 Rear Yard Exp: For Tax Year: **2018**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **800-123-253**  
 Tour:  
 View: **Yes: MOUNTAINS & VALLEY**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Manufactured/Mobile**  
 Construction: **Manufactured/Mobile**  
 Exterior: **Vinyl**  
 Foundation: **Other**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **Well - Drilled**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard**  
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:  
 Parking: **Open**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Other**  
 Property Disc.: **Yes**  
 PAD Rental: **\$325.00**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **MANUFACTURED HOME REG. # 95676, CSA #MB-1234 BAY # 64, CHILCOTIN ESTATES MANUFACTURED HOME PARK, MHP ROLL 95676 # 24-727-12120.000.**

Amenities: **None**  
 Site Influences: **Paved Road**  
 Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 14'8			x			x
Main	Kitchen	7'6 x 15'			x			x
Main	Eating Area	5' x 7'7			x			x
Main	Laundry	5' x 5'6			x			x
Main	Master Bedroom	13' x 11'7			x			x
Main	Bedroom	9'10 x 10'10			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	Yes	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>1</b>	2	Main	4	No	Workshop/Shed:
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:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b>	5				Door Height:
Grand Total: <b>924 sq. ft.</b>	Basement: <b>None</b>	6				
	Beds not in Basement: <b>2</b>	7				
		8				

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

**2009 Magnum Mobile in exceptionally well managed mobile park. This 2 bedroom home is wonderfully laid out with central open space, & desirable bedroom privacy - being at opposite ends of the home. Master bedroom is spacious & roomy with full ensuite and walk in closet. Exceptional open concept kitchen is a dream for entertaining! You'll enjoy the Valley view and fully fenced yard! Pad rent is \$325/month.**