



Presented by:

**Tanya Rankin**

Tanya Rankin Ltd  
Phone: 250-392-0371  
www.williamslakerealestate.com  
tanya@tanyarankin.com



**Active**  
**R2339375**  
Board: N  
Manufactured

**3 1400 WESTERN AVENUE**  
Williams Lake (Zone 27)  
Williams Lake - City  
V2G 4S6

Residential Detached  
**\$97,500 (LP)**  
(SP)



Sold Date:	Frontage:	<b>0.00</b>	Original Price: <b>\$97,500</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1994</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>1</b>	Age: <b>25</b>
Lot Area (acres): <b>0.00</b>	Full Baths:	<b>1</b>	Zoning: <b>MHP</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$717.03</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>800-127-488</b>
			Tour:

View: **No :**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Manufactured/Mobile**  
Construction: **Manufactured/Mobile**  
Exterior: **Vinyl**  
Foundation: **Other**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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: **\$360.00**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **MANUFACTURED HOME REG.# 73756, BAY # 3, 24492 WESTERN ESTATES MANUFACTURED HOME PARK, MHP ROLL # 24-492-0002204.001**  
Amenities: **Storage**

Site Influences: **Paved Road**  
Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 9'6			x			x
Main	Eating Area	12'7 x 8'4			x			x
Main	Living Room	13'6 x 12'7			x			x
Main	Bedroom	7' x 7'5			x			x
Main	Office	7' x 7'4			x			x
Main	Master Bedroom	9'11 x 11'			x			x
Main	Laundry	5'6 x 5'4			x			x
Main	Mud Room	8'5 x 6'11			x			x
		x			x			
		x			x			

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

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

**RARELY AVAILABLE WESTERN ESTATES mobile in a wonderful private setting. Immaculate 3 bedroom home with exceptional quality finishing & updates! This CUSTOM INTERIOR truly makes this home stand out as ONE OF A KIND. You'll enjoy summers outside on your newly built covered deck & level back yard complete with 10x10 storage shed. Updates include interior drywall, flooring, some windows, hot water tank, appliances, kitchen, paint, flooring, interior doors, trim throughout and high efficiency A/C HEAT PUMP! This home is truly an exceptional opportunity in one of the best well maintained mobile parks in town. Minutes walk to seniors village & University. \$360/month pad rent. Come check it out!**