



Presented by:

Tanya Rankin

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Active
R2308663
Board: N
Manufactured

39 803 HODGSON ROAD

Williams Lake (Zone 27)
Esler/Dog Creek
V2G 3R2

Residential Detached

\$124,500 (LP)

(SP)



Sold Date:	Frontage:	0.00	Original Price: \$124,500
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 2010
Depth / Size: 0	Bathrooms:	1	Age: 8
Lot Area (acres): 0.00	Full Baths:	1	Zoning: MHP
Flood Plain: No	Half Baths:	0	Gross Taxes: \$668.86
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 800-124-741
			Tour:
View:	Yes: MOUNTAINS		
Complex / Subdiv:			
Services Connected:	Community, Electricity, Natural Gas, Water		

Style of Home: **Manufactured/Mobile**
Construction: **Manufactured/Mobile**
Exterior: **Vinyl**
Foundation: **Other**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **Community**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(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: **\$325.00**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **MANUFACTURED HOME REG. # 96577, BAY # 39, PANORAMA MANUFACTURED HOME PARK, MHP ROLL # 96577 24-727-07191.000.**

Amenities: **Air Cond./Central**

Site Influences: **Paved Road**
Features: **Air Conditioning, Clothes Washer/Dryer, Microwave, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 10'			x			x
Main	Dining Room	8' x 7'9			x			x
Main	Living Room	14' x 14'6			x			x
Main	Foyer	4'6 x 7'			x			x
Main	Bedroom	8' x 10'5			x			x
Main	Bedroom	11' x 8'8			x			x
Main	Master Bedroom	11'6 x 13'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,152	# of Rooms:	7	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):	1,152 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	Beds not in Basement:	3							Door Height:
Grand Total:	1,152 sq. ft.	Basement:	None		6							
					7							
					8							

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

AWESOME DOUBLE WIDE in well managed & cared for mobile park (\$325/month pad rent)! **3 super spacious bedrooms, 2 full baths, with recently updated flooring & open concept living this is a true gem! You'll love the level landscaped yard located in the quietest part of the park, complete with large storage shed & HOT TUB. This home is spotless & move in ready plus offers central A/C! Come check it out!**