



Presented by:
Courtney Smith
 Cariboo Team Realty
 Phone: 250-392-5959 Cell: 250-302-1176
 Email: court@caribooteamrealty.com
 Website: www.caribooteamrealty.com

Williams Lake (Zone 27), Williams Lake - City Residential Detached
18 803 HODGSON RD, V2G 3R2 **MLS# N207215** **Active**



List Price: \$22,500 Previous Price: \$25,500
 Original Price: \$27,900

Complex/Subdiv: PANORAMA TRAILER PARK

Frontage: 0.00 ft Bedrooms: 2 PID: 800-057-055
 Depth/Size: Bathrooms: 1 Type: Manufactured
 Lot Area SqFt: 0 Full Baths: 1 Approx Yr Blt: 1976
 Rear Yard Exp: Half Baths: 0 Age at List Date: 35
 Meas Type: If New GST/HST Incl: Taxes: \$124 (2010)
 Flood Plain: Zoning: MHP

View:
 Serv. Connected: Community, Electricity, Natural Gas, Septic

Style of Home: Manufactured/Mobile	Total Parking:	Covered Parking:
Construction: Manufactured/Mobile	Parking Access:	
Foundation: Other	Parking Facilities: Open	
Exterior: Aluminum		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Metal		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: Community		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental: \$275.00		
Fixtures Leas: N		
Fixt Removed: N		

Legal: MHR#019270 CSA#73629
 Amenities:
 Site Influences:
 Features Incl: Clothes Dryer, Clothes Washer, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'7 X 16'2			X			X
Main F.	Kitchen	13'2 X 11'7			X			X
Main F.	Bedroom	8'9 X 7'10			X			X
Main F.	Master Bedroom	10'5 X 11'7			X			X
					X			X
					X			X
					X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 720	Total # Rooms: 4	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2
Finished Floor Down: 0	Finished Levels: 1	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 720	Basement Area: Crawl	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 720		8

Listing Broker(s): Cariboo Team Realty Group Ltd.

Very nice 2 bedroom updated 1976 mobile on top level of Panorama Trailer Park. Kitchen and bathroom have been updated, counter tops and sink in kitchen, fresh paint throughout and all appliances included. Fridge and stove are less than two years old. Some of the windows replaced, and new exterior door. Attached 10x16 open sundeck and 10x12 storage shed.