

Presented by:
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Williams Lake (Zone 27), Williams Lake - Rural North Residential Detached
84 560 SODA CREEK RD, V2G 5E5 **MLS# N215038** **Active**



List Price: **\$19,900**

Complex/Subdiv: **COMER HILL MOBILE HOME PARK**

Frontage: 0.00 ft	Bedrooms: 3	PID: 800-064-308
Depth/Size:	Bathrooms: 1	Type: Manufactured
Lot Area SqFt: 0.00	Full Baths: 1	Approx Yr Blt: 1980
Rear Yard Exp:	Half Baths: 0	Age at List Date: 32
Meas Type:	If New GST/HST Incl:	Taxes: \$1 (2011)
Flood Plain: No	Zoning: R5	

View: **Y - WILLIAMS CREEK VALLEY**
 Serv. Connected: **Electricity, Natural Gas, Septic**

Style of Home: Manufactured/Mobile	Total Parking: 2	Covered Parking: 0
Construction: Frame - Wood, Manufactured/Mobile	Parking Access:	
Foundation: Other	Parking Facilities: Open	
Exterior: Aluminum		
Rainscreen:	R/I Plumbing: No	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Wall/Wall/Mixed		Title to Land: Leasehold prepaid-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: None		Out Buildings:
Outdoor Area: None		
Pad Rental: \$255.00		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **MHR# 044646 CSA# 419228**
 Amenities: **None**
 Site Influences:
 Features Incl: **Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 16'			X			X
Main F.	Kitchen	7'2 X 11'			X			X
Main F.	Dining	7'8 X 11'			X			X
Main F.	Master Bedroom	10'2 X 11'			X			X
Main F.	Bedroom	9' X 7'4			X			X
Main F.	Bedroom	6'4 X 8'			X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):				Bathrooms	
Main Floor Area SqFt:	924	Total # Rooms:	6	1 3 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:	924	Basement Area:	Crawl	5	
				6	
Unfinished Floor:	0	Suite:	None	7	
Grand Total Floor Area:	924			8	

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

Excellent price, excellent starter home! Older mobile home recently moved to current site. Three bedrooms with kitchen/dining plus large living room. Easy to show. Sellers are motivated! Bring an offer!