

Presented by:
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Williams Lake (Zone 27), Esler/Dog Creek Residential Detached
9 997 20 HY, V2G 4X6 **MLS# N209520** **Active**



List Price: \$85,900

Complex/Subdiv: CHILCOTIN ESTATES

Frontage: 0.00 ft	Bedrooms: 2	PID: 800-059-086
Depth/Size:	Bathrooms: 1	Type: Manufactured
Lot Area SqFt: 0.00	Full Baths: 1	Approx Yr Blt: 1992
Rear Yard Exp:	Half Baths: 0	Age at List Date: 19
Meas Type:	If New GST/HST Incl:	Taxes: \$415 (2010)
Flood Plain:	Zoning: MHP	

View:
 Serv. Connected: Community, Electricity, Natural Gas, Sanitary Sewer

Style of Home: Manufactured/Mobile	Total Parking:	Covered Parking:
Construction: Manufactured/Mobile	Parking Access:	
Foundation: Other	Parking Facilities: Open	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing:	Dist to School Bus:
Type of Roof: Asphalt		Possession:
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring: Laminate, Wall/Wall/Mixed		Seller's Interest: Registered Owner
Water Supply: Community		Mortgage Info: \$0
Heat/Fuel: Forced Air, Natural Gas		
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:		Out Buildings: /Workshop Sz: 10x16
Outdoor Area: Fenced Yard, Rooftop Deck		
Pad Rental: \$285.00		
Fixtures Leas: N		
Fixt Removed:		

Legal: 1993 DARTMOUTH MHR# 70126 CSA# 461462

Amenities:

Site Influences:

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 13'3			X			X
Main F.	Kitchen	12' X 10'			X			X
Main F.	Dining	9' X 8'			X			X
Main F.	Bedroom	9'7 X 15'			X			X
Main F.	Master Bedroom	11' X 10'5			X			X
Main F.	Family Room	9'3 X 16'5			X			X
					X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,124	Total # Rooms: 6	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: 1,124	Basement Area: Crawl	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 1,124		8

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

Very nice completely updated 2 bedroom mobile with an addition that could be used as a 3rd bedroom. New flooring, gyproc, light fixtures, stainless steel appliances, plumbing, pocket sliding doors, kitchen cabinets, counter tops and much more. Bright and open floor plan, track lighting, drop-down living room with glass pocket doors, skylights in kitchen, soaker tub in bathroom, stacking W/D for added space in hallway. Nicely landscaped yard, covered deck at front of house, concrete patio deck in back surrounded with lava rock. Absolutely must be seen to be appreciated!