



Presented by:
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Active
R2659549

Board: H
Manufactured with Land

92 46511 CHILLIWACK LAKE ROAD

Sardis
Chilliwack River Valley
V2R 3S1

Residential Detached

\$432,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$432,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1980
Frontage(feet):	Bathrooms: 1	Age: 42
Frontage(metres):	Full Baths: 1	Zoning: RMH
Depth / Size:	Half Baths: 0	Gross Taxes: \$1,481.94
Lot Area (sq.ft.): 4,200.00	Rear Yard Exp:	For Tax Year: 2021
Lot Area (acres): 0.10	P.I.D.: 001-419-943	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: :		
Complex/Subdiv:		
Services Connected: Community, Electricity, Sanitary Sewer		

Sewer Type: **Community** Water Supply: **Community**

Style of Home: **Manufactured/Mobile**
Construction: **Manufactured/Mobile**
Exterior: **Aluminum**
Foundation: **Concrete Block**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **STRATA LOT 92, PLAN NWS540, DISTRICT LOT 496, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE, 15733 BAKER TRAIL VILLAGE MANUFACTURED HOME PARK MH 44328 CSA 419462**

Amenities: **None**

Site Influences:
Features:

Finished Floor (Main):	1,190	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Master Bedroom	10' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	7' x 9'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	10' x 8'			x	
Finished Floor (Basement):	0	Main	Living Room	14' x 13'			x	
Finished Floor (Total):	1,190sq. ft.	Main	Family Room	20' x 8'			x	
Unfinished Floor:	0			x			x	
Grand Total:	1,190sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type: Single Wide	Registered in MHR?: Yes	PAD Rental:				
# of Kitchens: 1	# of Rooms: 5	MHR#: 44328	CSA/BCE: 419462	Maint. Fee: \$150.00				
		ByLaw Restrictions: Pets Allowed w/ Rest., Rentals Allowed						

Listing Broker(s): **Century 21 Creekside Realty (Luckakuck)**

This property is a great piece of investment for anyone handy enough to fix what needs fixing and update to have a place to call home. A 2 bedroom, 1 Bathroom home with a storage shed on site for all of your excess belongings. One of the only mobile home parks where you can OWN the land you live on, and with one of the largest lots on the site, tucked away in a private cul-de-sac makes this property unique and a great quiet place to raise a family.