

46-9080 198 STREET FOREST GREEN ESTATES

LIVING AREA: 748 SQFT | RENTAL PAD: \$908.00
BEDROOM: 3 | BATHROOM: 1



Maxi home, mini price! this 3 BR or 2 BR plus den features updates that include vinyl windows, bathroom renewal, laminate floors, covered deck for year round use, fenced yard. Amenities include clubhouse with full kitchen and social room. Forest Green Estates is conveniently located close to the freeway, shopping, entertainment, transit and more. 55+ lifestyle and 1 small pet ok. Experience the best of both worlds with nature at your doorstep and all the conveniences near by. Don't miss the opportunity to live in this community, call soon or this good buy will soon be good bye!

778-834-8021
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ROSEMARY PAPP
PERSONAL REAL ESTATE CORPORATION

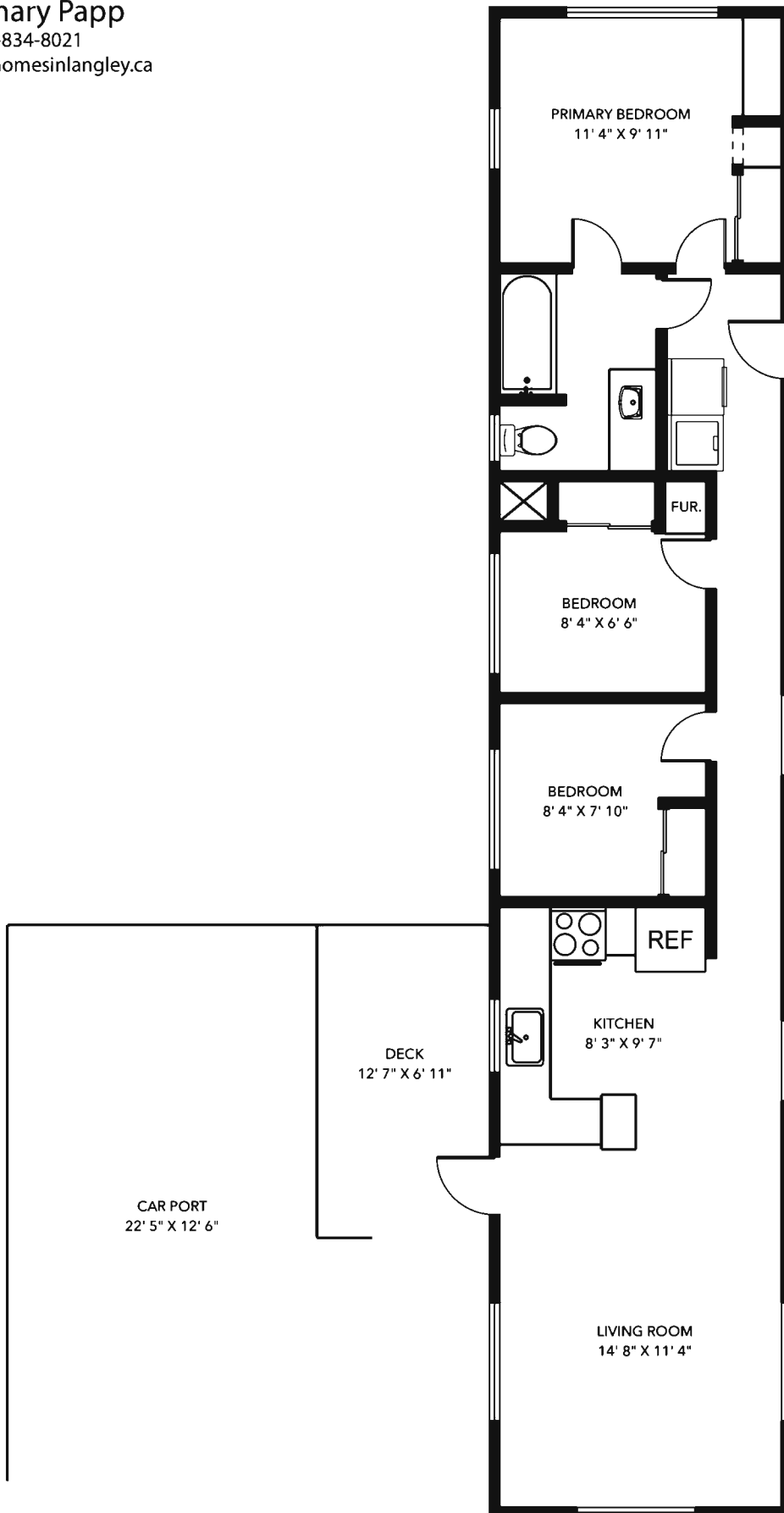
Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage



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Walkthrough



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 Board: F
 Manufactured

46 9080 198 STREET

Langley
 Walnut Grove
 V1M 3A8

Residential Detached

\$119,500 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$119,500**
 Meas. Type: Bedrooms: **3** Approx. Year Built: **1972**
 Frontage(feet): Bathrooms: **1** Age: **53**
 Frontage(metres): Full Baths: **1** Zoning: **MHP-1**
 Depth / Size: Half Baths: **0** Gross Taxes: **\$349.76**
 Lot Area (sq.ft.): **0.00** Rear Yard Exp: **North** For Tax Year: **2024**
 Lot Area (acres): **0.00** P.I.D.: **300-018-092** Tax Inc. Utilities?: **No**
 Flood Plain: Tour:
 View: **No**
 Complex/Subdiv: **Forest Green Estates**
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Manufactured/Mobile, Rancher/Bungalow**
 Construction: **Manufactured/Mobile**
 Exterior: **Aluminum**
 Foundation: **Other skirt and support joists**
 Renovations: **Partly**
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Sundeck(s)**
 Type of Roof: **Other**
 Legal: **MHR 78671972 LAMPLIGHTER SERIAL # 13833 BCE 25324**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carport; Single, Open, Visitor Parking**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Other** Dist. to School Bus:
 Property Disc.: **No** Land Lease Expiry Year:
 Fixtures **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Vinyl/Linoleum**

Amenities: **Club House, In Suite Laundry, Recreation Center, Workshop Attached**

Site Influences: **Central Location, Gated Complex, Lane Access, Recreation Nearby, Retirement Community, Shopping Nearby**
 Features: **Air Conditioning, Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Storage Shed, Stove**

Finished Floor (Main):	748	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	14'8 x 11'4			x	Floor
Finished Floor (AbvMain2):	0	Main	Kitchen	8'3 x 9'7			x	Main
Finished Floor (Below):	0	Main	Primary Bedroom	11'4 x 9'11			x	#Pcs
Finished Floor (Basement):	0	Main	Bedroom	8'4 x 6'6			x	4
Finished Floor (Total):	748 sq. ft.	Main	Bedroom	8'4 x 7'10			x	
Unfinished Floor:	0						x	
Grand Total:	748 sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite:							x	
Basement: Crawl							x	

Crawl/Bsmt. Height: # of Levels: **1** Manuf Type: **Single Wide** Registered in **Yes** PAD Rental: **\$908.00**
 # of Kitchens: **1** # of Rooms: **5** MHR# **7867** CSA/BCE: **25324** Maint. Fee:
 ByLaw **Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed**

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