

# 64-2270 196 STREET

PINERIDGE PARK

2 BEDROOM | 2 BATHROOM | LIVING AREA: 1,368 SQFT



Spacious 2-bed + flex room mobile home in Pine Ridge Mobile Home Park. Featuring a low-maintenance yard with artificial turf, a new roof, windows, doors, and window coverings. Ready for your remodeling ideas inside, this 1344 sq/ft double wide offers 2 bedrooms, 2 full bathrooms, and a flex room. Large living and dining area, spacious kitchen with eating area, laundry room, and back deck. The sizeable primary bedroom includes an ensuite and walk-in closet. Exterior features include a covered front deck perfect for year-round enjoyment and an attached storage shed. This 55+ community allows 1 small dog and an indoor cat. Pad Rental: \$800 per month.



604-704-8551  
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**elevation** RE/MAX  
RE/MAX TREELAND REALTY

**JOEL SCHACTER** \*PREC  
**TYLER SCHACTER** \*PREC

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







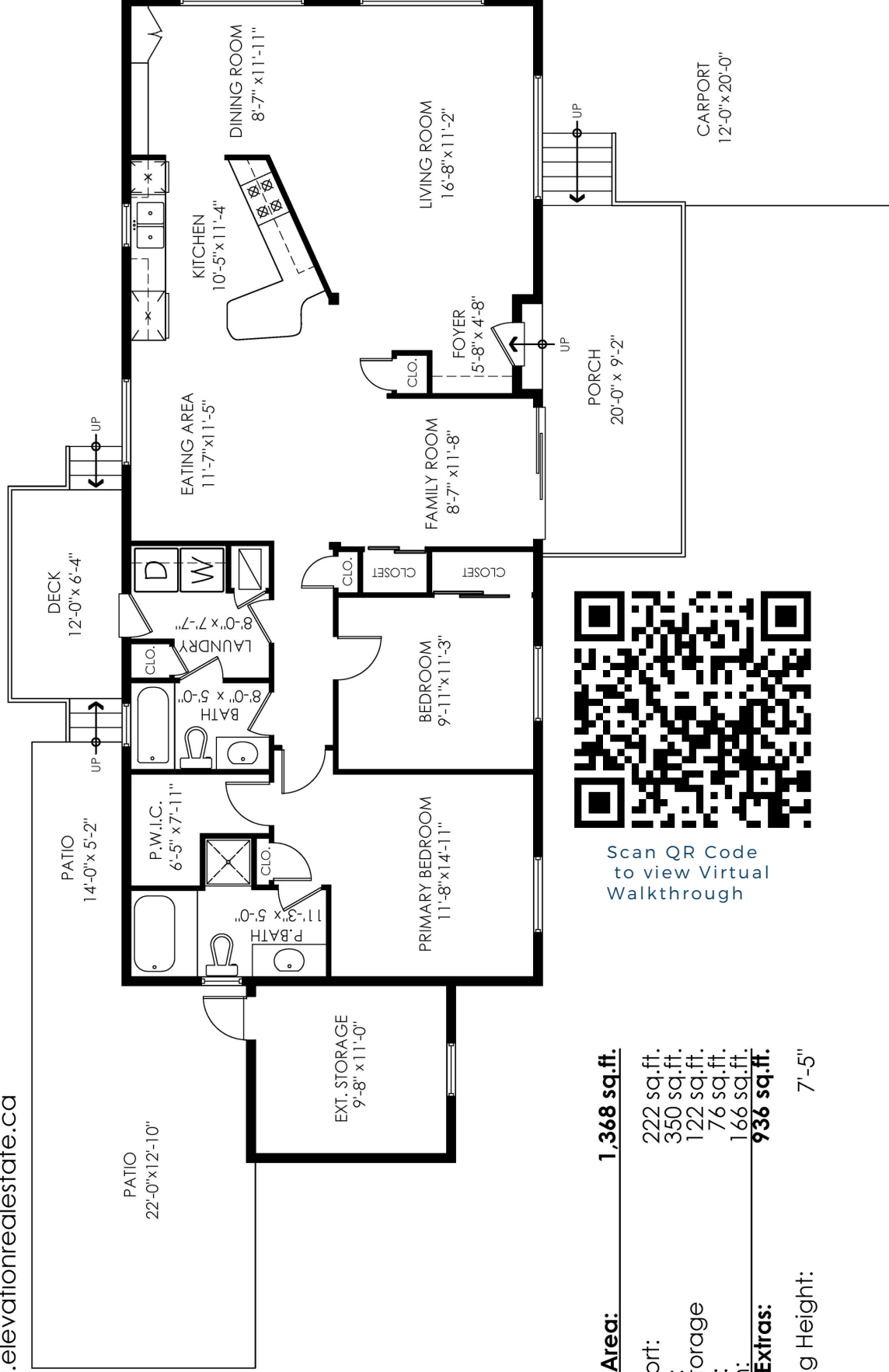






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Walkthrough

**Floor Area:** **1,368 sq.ft.**

Carport: 222 sq.ft.  
Patio: 350 sq.ft.  
Ext. Storage: 122 sq.ft.  
Deck: 76 sq.ft.  
Porch: 166 sq.ft.  
**Total Extras: 936 sq.ft.**

Ceiling Height: 7'-5"



ALL THE RAGE  
CREATIVE

This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

MEASURED ON: (2023-05-18)  
info@pixlworks.com www.pixlworks.com 604.329.5788





R2779476

Board: F  
Manufactured

64 2270 196 STREET

Langley  
Brookwood Langley  
V2Z 1N6

Residential Detached

\$269,900 (LP)



Sold Date: If new, GST/HST inc?: Original Price: **\$269,900**  
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1977**  
 Frontage(feet): Bathrooms: **2** Age: **46**  
 Frontage(metres): Full Baths: **2** Zoning: **MH-1**  
 Depth / Size: Half Baths: **0** Gross Taxes: **\$461.01**  
 Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2022**  
 Lot Area (acres): **0.00** P.I.D.: **300-006-720** Tax Inc. Utilities?: **No**  
 Flood Plain:  
 View: **No**  
 Complex/Subdiv: **Pineridge Park**  
 First Nation Reserve:  
 Services Connected: **Community, Electricity, Septic, Water**  
 Sewer Type: **Septic** Water Supply: **Community, Well - Drilled**

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

Renovations:  
 # of Fireplaces: **0** R.I. Fireplaces:  
 Fireplace Fuel: **None**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Fenced Yard, Patio(s), Patio(s) & Deck(s)**  
 Type of Roof: **Tile - Composite**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Carport; Single**  
 Driveway Finish:  
 Dist. to Public Transit: **500 m** Dist. to School Bus:  
 Title to Land: **Other** Land Lease Expiry Year:  
 Property Disc.: **No**  
 Fixtures **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 16468, BAY # 64, 15311 PINERIDGE MANUFACTURED HOME PARK, MHP ROLL # 15-311-00257110-07**Amenities: **Club House, In Suite Laundry, Recreation Center**Site Influences: **Adult Oriented**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed**

Finished Floor (Main): <b>1,368</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): <b>0</b>	<b>Main</b>	<b>Foyer</b>	<b>5'8 x 4'8</b>			<b>x</b>	Floor #Pcs
Finished Floor (AbvMain2): <b>0</b>	<b>Main</b>	<b>Living Room</b>	<b>16'8 x 11'2</b>			<b>x</b>	<b>Main 3</b>
Finished Floor (Below): <b>0</b>	<b>Main</b>	<b>Dining Room</b>	<b>8'7 x 11'11</b>			<b>x</b>	<b>Main 4</b>
Finished Floor (Basement): <b>0</b>	<b>Main</b>	<b>Kitchen</b>	<b>8'7 x 11'11</b>			<b>x</b>	
Finished Floor (Total): <b>1,368 sq. ft.</b>	<b>Main</b>	<b>Eating Area</b>	<b>11'7 x 11'5</b>			<b>x</b>	
Unfinished Floor: <b>0</b>	<b>Main</b>	<b>Family Room</b>	<b>8'7 x 11'8</b>			<b>x</b>	
Grand Total: <b>1,368 sq. ft.</b>	<b>Main</b>	<b>Laundry</b>	<b>8' x 7'7</b>			<b>x</b>	
Flr Area (Det'd 2nd Res): <b>sq. ft.</b>	<b>Main</b>	<b>Bedroom</b>	<b>9'11 x 14'11</b>			<b>x</b>	
	<b>Main</b>	<b>Primary Bedroom</b>	<b>11'8 x 14'11</b>			<b>x</b>	
	<b>Main</b>	<b>Walk-In Closet</b>	<b>6'5 x 7'11</b>			<b>x</b>	
Suite: <b>None</b>			<b>x</b>			<b>x</b>	
Basement: <b>Crawl</b>			<b>x</b>			<b>x</b>	
			<b>x</b>			<b>x</b>	
Crawl/Bsmt. Height: # of Levels: <b>1</b>	Manuf Type: <b>Double Wide</b>	Registered in <b>Yes</b>	PAD Rental: <b>\$800.00</b>				
# of Kitchens: <b>1</b>	MHR# <b>016468</b>	CSA/BCE: <b>18562</b>	Maint. Fee:				

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