



Presented by:
Mark Dana - PREC

RE/MAX Treeland Realty
Contc: 604-533-3491
www.markdana.ca
mdana@remax.net

elevation

Active
R2447689
Board: F
Manufactured

45 2270 196TH STREET

Langley
Brookwood Langley
V2Z 1N6

Residential Detached

\$99,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$128,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1978
Depth / Size:	Bathrooms: 1	Age: 42
Lot Area (sq.ft.): 0.00	Full Baths: 1	Zoning: MH-1
Flood Plain:	Half Baths: 0	Gross Taxes: \$247.80
Rear Yard Exp: East		For Tax Year: 2019
Council Apprv?:		Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 905-009-164
		Tour: Virtual Tour URL

View:	No :
Complex / Subdiv:	Pine Ridge Park
Services Connected:	Electricity, Natural Gas
Sewer Type:	Septic

Style of Home: **Manufactured/Mobile**
Construction: **Frame - Metal, Manufactured/Mobile**
Exterior: **Aluminum**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **Cistern, Well - Drilled**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Metal**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: **2** Covered Parking: **1** Parking Access:
Parking: **Carport; Single**
Dist. to Public Transit:
Title to Land: **Other** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental: **\$645.00**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LAND DISTRICT 36 MANUFACTURED HOME REG.# 18523 CSA: 404911**

Amenities: **Storage**

Site Influences: **Adult Oriented, Private Setting, Retirement Community**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 13'6			x			x
Main	Kitchen	7'6 x 9'6			x			x
Main	Dining Room	8' x 11'6			x			x
Main	Master Bedroom	11' x 11'			x			x
Main	Bedroom	8' x 13'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	924	# of Rooms:	5	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels:	1	2			No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3			No	Pool:
Finished Floor (Total):	924 sq. ft.	Crawl/Bsmt. Height:		4			No	Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 2	5			No	Grg Dr Ht:
Unfinished Floor:	0	Basement:	None	6			No	
Grand Total:	924 sq. ft.			7			No	
				8			No	

Listing Broker(s): **RE/MAX Treeland Realty**

RE/MAX Treeland Realty

Welcome to Pine Ridge Park. This pad features lofty ceilings, extra-long bedrooms, and large windows in the living room. Relax peacefully in the spacious covered patio. Enjoy the private setting in this 55+ retirement community. IGA Marketplace, cafe, and pub just minutes away!