



19-39768 Government Road \$199,000



ALYSSA WILSON

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SQUAMISH

BLACK TUSK REALTY



Welcome to #19 in Three Rivers Trailer Court. This 740sf home has undergone extensive renovations in 2017-2019, bringing you a solid, bright, and clean place to call home. All the major components have been updated or replaced, including the framing, insulation, roof, windows & screens, propane furnace, electrical, drywall, kitchen, bathroom, doors, floors and trim. Only steps away from world renown hiking & biking trails and sandy river shores. Sorry, no rentals or pets over 20lbs. At \$750/month, pad rent is some of the lowest in Squamish. There's nothing left for you to do but move in!

Scan the QR code with your mobile device to
view photo's, park bylaws and feature sheets

Or visit...

www.alyssawilson.biz/19-39768-government-road





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Active
R2973488
Board: V
Manufactured

19 39768 GOVERNMENT ROAD

Squamish
Northyards
V0N 1T0

Residential Detached

\$199,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$249,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1963**
Frontage(feet): Bathrooms: **1** Age: **62**
Frontage(metres): Full Baths: **1** Zoning: **RMH-1**
Depth / Size: Half Baths: **0** Gross Taxes: **\$190.23**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.00** P.I.D.: **300-019-352** Tax Inc. Utilities?: **No**
Flood Plain: **Yes** Tour:
View: **Yes: Atwell Peak & surrounding mtns**
Complex/Subdiv: **Three Rivers Trailer Court**
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Manufactured/Mobile**
Construction: **Manufactured/Mobile**
Exterior: **Vinyl**
Foundation: **Concrete Block**

Renovations: **Partly**
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Propane Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Torch-On**

Reno. Year: **2018**
Rain Screen:
Metered Water: **No**
R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **1 BLK**
Title to Land: **Leasehold not prepaid-NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **Yes: Propane tank**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate**

Legal: **GROUP 1, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG. #21946 BAY #19, 08338 THREE RIVERS**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	740	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	9'2 x12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	9'2 x14'6			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	9'2 x11'9			x	
Finished Floor (Basement):	0	Main	Bedroom	7'3 x14'6			x	
Finished Floor (Total):	740sq. ft.	Main	Foyer	7'4 x14'6			x	
Unfinished Floor:	0			x			x	
Grand Total:	740sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type: Single Wide	Registered in MHR?: Yes	PAD Rental: \$750.00				
# of Kitchens: 1	# of Rooms: 5	MHR#: 021946	CSA/BCE: 393772	Maint. Fee:				
ByLaw Restrictions: Pets Allowed w/Rest., Rentals Not Allowed								

Listing Broker(s): **Royal LePage Black Tusk Realty**

Welcome to #19 at Three Rivers Trailer Court! This 740 sq. ft. mobile home has been extensively renovated between 2017 and 2019, offering a bright, clean, and solid living space. Major updates include framing, insulation, roof, windows & screens, propane furnace, electrical, kitchen, bathroom, doors, floors, and baseboards. Located just steps from world-famous hiking and biking trails, as well as sandy river shores, this home offers unbeatable access to nature. With a pad rent of just \$750/month, one of the lowest in Squamish, this home is ready for you to move in - pets over 20lbs and rentals are not permitted.