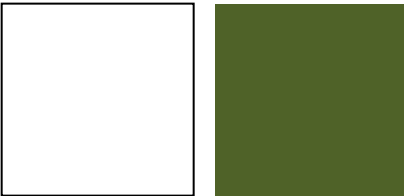
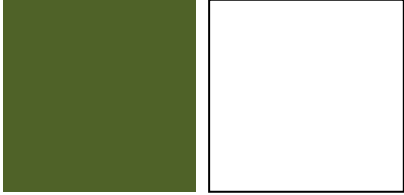


21-40157 GOVERNMENT ROAD \$369,000



Welcome to #21 in Spiral Mobile Home Park! This tastefully updated, 1226sf home offers 2 spacious bedrooms, 1 full bathroom, kitchen, family room, living room and flex/office space. Parking's a breeze with room for an RV, boat and all your vehicles. The fully fenced yard and dog friendly park make this a perfect steppingstone into Squamish's detached real estate market. Centrally located just a short stroll away from cafés, restaurants, schools, clinics, grocery stores and plenty of trail systems. Pad rent for the new owner is \$850/mo and includes cable, snow removal and park management.

ALYSSA WILSON

Licensed Realtor®
with Royal LePage Black Tusk Realty



604.815.9351

alyssa@blacktuskrealty.com
www.alyssawilson.biz

SQUAMISH

BLACK TUSK REALTY



SCAN THE QR CODE WITH YOUR
MOBILE DEVICE TO VIEW MORE
INFORMATION, PHOTO'S AND TO
TOUR THE HOME...

...OR HEAD TO

[www.alyssawilson.biz/21-40157-
government](http://www.alyssawilson.biz/21-40157-government)



Royal LePage Black Tusk Realty - SQUAMISH, BC

All information contained herein is from sources deemed reliable and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed regarding the accuracy thereof, and it shall not form part of any future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified.



Presented by:
Alyssa Wilson
 Royal LePage Black Tusk Realty
 Phone: 604-815-9351
 alyssa@blacktuskrealty.com



Active **R2774538** **21 40157 GOVERNMENT ROAD** Residential Detached
 Board: V Squamish **\$369,000** (LP)
 Manufactured Garibaldi Estates VON 1T0 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$369,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1974**
 Frontage(feet): Bathrooms: **1** Age: **49**
 Frontage(metres): Full Baths: **1** Zoning: **RMH-1**
 Depth / Size: Half Baths: **0** Gross Taxes: **\$659.08**
 Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2022**
 Lot Area (acres): **0.00** P.I.D.: **300-006-444** Tax Inc. Utilities?: **No**
 Flood Plain: Tour:
 View: **Yes: Mountain Views**
 Complex/Subdiv: **Spiral Manufactured Home Park**
 First Nation Reserve:
 Services Connected: **Community, Electricity, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Manufactured/Mobile** Total Parking: **0** Covered Parking: Parking Access: **Front**
 Construction: **Frame - Wood, Manufactured/Mobile** Parking: **Open, RV Parking Avail., Visitor Parking**
 Exterior: **Wood** Driveway Finish: **Asphalt**
 Foundation: **Concrete Block** Dist. to Public Transit: **<1blk** Dist. to School Bus: **<1blk**
 Renovations: **Addition, Partly** Title to Land: **Leasehold not prepaid-NonStrata** Land Lease Expiry Year:
 # of Fireplaces: **1** R.I. Fireplaces: Reno. Year: Property Disc.: **Yes**
 Fireplace Fuel: **Pellet** Rain Screen: Fixtures Leased: **No**
 Fuel/Heating: **Pellet** Metered Water: **No** Fixtures Rmvd: **No**
 Outdoor Area: **Fenced Yard, Patio(s)** R.I. Plumbing: Floor Finish: **Laminate**
 Type of Roof: **Asphalt**

Legal: **M.H. REG: 013022 SERIAL NO: 2703**

Amenities:
 Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Free Stand F/P or Wdstove, Refrigerator, Smoke Alarm, Storage Shed, Vaulted Ceiling**

Finished Floor (Main):	1,226	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	11'3 x 11'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'3 x 15'9			x	Main 4
Finished Floor (Below):	0	Main	Living Room	10'7 x 21'2			x	
Finished Floor (Basement):	0	Main	Bedroom	11'3 x 10'10			x	
Finished Floor (Total):	1,226sq. ft.	Main	Bedroom	10'7 x 12'9			x	
Unfinished Floor:	0	Main	Laundry	8'6 x 9'8			x	
Grand Total:	1,226sq. ft.	Main	Flex Room	10'7 x 8'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	5'9 x 3'8			x	
Suite:							x	
Basement:None							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type: Single Wide	Registered in MHR?: Yes	PAD Rental: \$850.00				
# of Kitchens: 1	# of Rooms: 8	MHR#: 013022	CSA/BCE: 433810	Maint. Fee:				
		ByLaw Restrictions:						

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

Welcome to #21 in Spiral Mobile Home Park! This tastefully updated, 1226sf home offers 2 spacious bedrooms, 1 full bathroom, kitchen, family room, living room and flex/office space. Parking's a breeze with room for an RV, boat and all your vehicles. The fully fenced yard and dog friendly park make this a perfect steppingstone into Squamish's detached real estate market. Centrally located just a short stroll away from cafés, restaurants, schools, clinics, grocery stores and plenty of trail systems. Pad rent for the new owner is \$850/mo and includes cable, snow removal and park management.