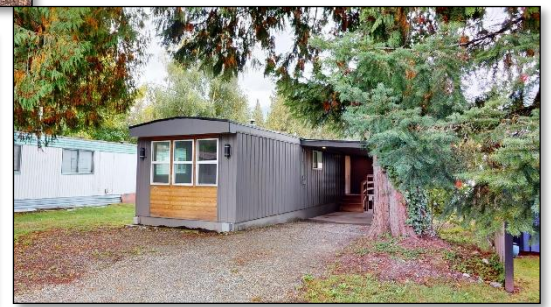
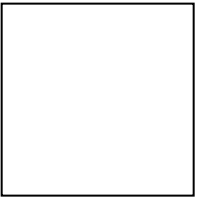
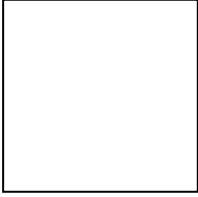


98-1830 MAMQUAM ROAD \$329,000



Welcome to #98 in Timbertown Mobile Home Park! This tastefully updated, 744sf home offers 2 spacious bedrooms, 1 full bathroom, kitchen, open living room and covered carport. Step into Squamish market with peace-of-mind knowing the main components of this home have been substantially updated with new windows, metal & wood siding, stainless steel appliances, subfloors, floors, doors, and more. Parking is a breeze with room for all your vehicles and a wheelchair accessible ramp to the second entry. Centrally located just a short stroll away from cafés, restaurants, schools, clinics, grocery stores and plenty of trail systems. No dogs allowed in Timbertown.

ALYSSA WILSON

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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...

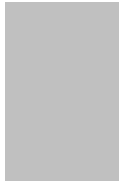
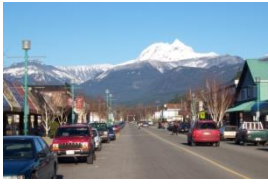


...OR HEAD TO
www.alyssawilson.biz/98-1830-mamquam

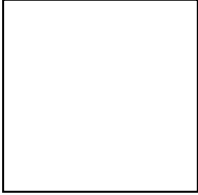


Royal LePage Black Tusk Realty - SQUAMISH, BC

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.



Notable Features of 98-1830 MAMQUAM ROAD



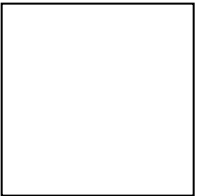
2017

- New electrical inspection and CSA sticker
- New hotwater tank



2019

- Replaced subfloors
- New laminate floors throughout
- New stainless steel fridge, stove & dishwasher
- New lower kitchen cabinets
- New interior doors
- New toilet and shower
- Most plumbing has been replaced
- New wheelchair ramp, deck & carport stairs



2020

- New windows and trim
- Additional insulation added
- New Duraclad metal siding and trim
- New coat of exterior paint
- New light fixtures



2023

- New interior paint
- Oil tank filled in November
- Furnace serviced December (installed August 2013)

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View the full photo gallery and virtually tour the home at
www.alyssawilson.biz/98-1830-Mamquam

Royal LePage Black Tusk Realty - SQUAMISH, BC



Presented by:
Alyssa Wilson

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Phone: 604-815-9351

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Active
R2824642
Board: V
Manufactured

98 1830 MAMQUAM ROAD
Squamish
Garibaldi Estates
V0N 1T0

Residential Detached
\$329,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$349,000
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: \$520.33
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2022
Lot Area (acres): 0.00	P.I.D.: 800-165-211	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: Yes: Mountains Views		
Complex/Subdiv: Timbertown Mobile 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: 4 Covered Parking: 1 Parking Access: Front
Construction: Frame - Wood, Manufactured/Mobile	Parking: Carport; Single, Open
Exterior: Metal, Wood	Driveway Finish: Gravel
Foundation: Concrete Block	Dist. to Public Transit: <1blk Dist. to School Bus: <1km
Renovations: Partly	Title to Land: Leasehold not prepaid-NonStrata Land Lease Expiry Year:
# of Fireplaces: R.I. Fireplaces:	Property Disc.: Yes
Fireplace Fuel:	Fixtures Leased: No
Fuel/Heating: Forced Air, Oil	Metered Water: No
Outdoor Area: Sundeck(s)	R.I. Plumbing: No Fixtures Rmvd: No
Type of Roof: Torch-On	Floor Finish: Laminate

Legal: **MHR#:033985, BAY#: 98, PARK: TIMBERTOWN ESTATE, MAKE: HOMCO, MODEL: EMBASSY, YEAR: 1974, SERIAL#: 1002, CSA: 308619**

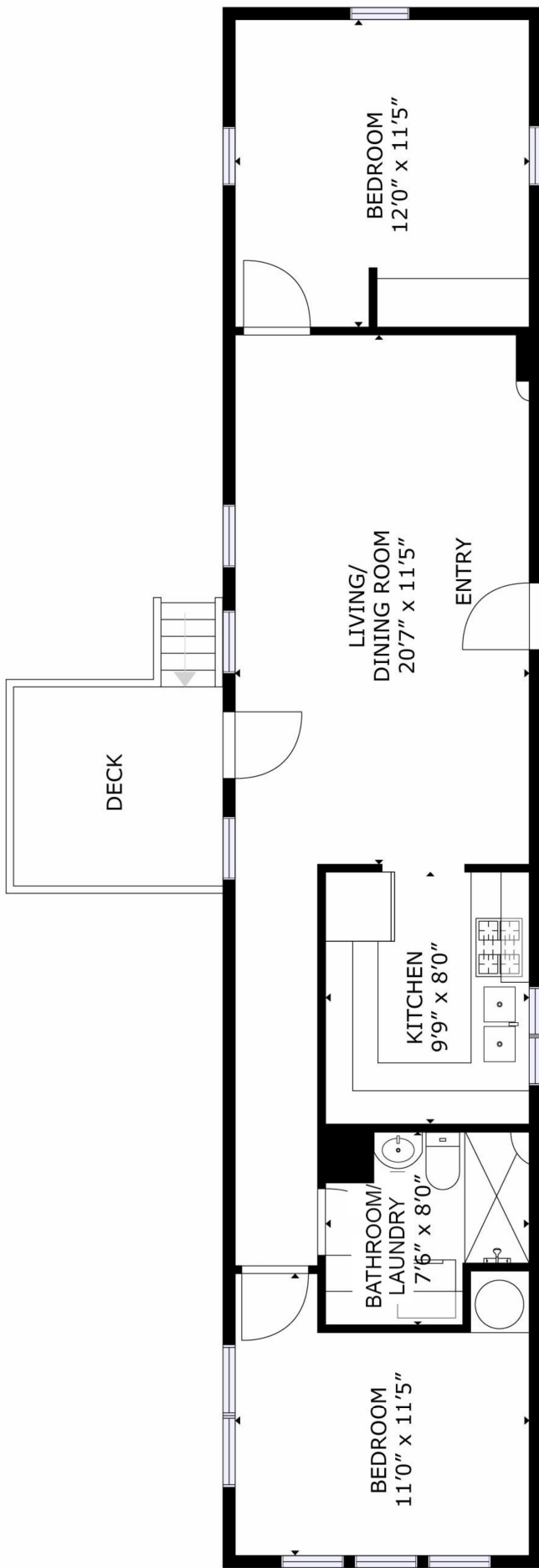
Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm, Vaulted Ceiling**

Finished Floor (Main):	744	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	20'7" x 11'5"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9'9" x 8'			x	Main 4
Finished Floor (Below):	0	Main	Bedroom	12' x 11'5"			x	
Finished Floor (Basement):	0	Main	Bedroom	11' x 11'5"			x	
Finished Floor (Total):	744sq. ft.						x	
Unfinished Floor:	0						x	
Grand Total:	744sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type: Single Wide	Registered in MHR?: Yes PAD Rental: \$875.00					
# of Kitchens: 1	# of Rooms: 4	MHR#: 033985	CSA/BCE: EL-572804-2017 Maint. Fee:					
		ByLaw Restrictions: Pets Allowed w/Rest., Rentals Not Allowed						

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

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INTERIOR LIVING SPACE MEASUREMENTS
678 sq ft

This floor plan is intended for marketing purposes only and is not intended to be used for architectural/construction purposes. All measurements should be considered approximate, actual may vary.

