



Don Defeo
 Realtor - Remax Vernon
 Defeo & Associates

Office: 250 260.4711
 Cell: 250 558 8762
 Fax: 250 260 4712
 don@vernonrealestate.com
 www.vernonrealestate.com

Don Defeo

Client 1 Page

Page 1 of 1

#48 5484 25 Avenue, Vernon, V1T 7A8

MLS® #: 9228223

Status: **Active**

PID: 000-000-000

Price: **\$129,000**

ADOM: 151

Division: **North Okanagan**

Sub-Area: **OL - Okanagan Landing**



General Information

Prop Type: **Manufactured Home**
 Type Dwell: **Single Wide**
 Style/Story: **One Storey**
 Year Built: **1993**
 Yr Blt Dsc: **Actual**
 Grg Opt:
 Grg Dsc:
 Carport: **Single**
 Shop: **No**

Layout

Beds: **2**
 Full Baths: **2**
 Half Baths: **0**
 En Suite: **3-PCE**
 Ttl Baths: **2**

Finished Floor Area

Main: **1056**
 Above Main:
 Below Main:
 Basement:
 Total: **1056**

Lot Information

Frontage: **0.00**
 Depth:
 Irregular: **No**
 Acres:
 Wtr Infl:
 View:

Parking

Prk Cov: **1**
 Prk Uncov: **2**
 Add Prk: **No**
 RV Park: **Yes**

Features

Rentals: **No**
 Water: **Municipal**
 Fireplace: **1, Gas, Conventional**
 Construct: **Manufactured**
 Foundation: **Other (See Remarks)**
 Exterior Fin: **Vinyl**
 Pool Type:
 Equip/Appl: **Dryer, Refrigerator, Stove - Electric, Washer, Window Coverings**
 Flooring: **Carpeting/Wall-to-Wall, Laminate, Linoleum**
 Structures: **Deck, Patio(s), Shed**
 Exterior Feat: **Enclosed Balcony, Garden**
 Interior Feat: **Skylights, Smoke Detector(s)**
 Site Infl: **Adult-Oriented, Central Location, Easy Access, Flat Site, Landscaped, Manufactured Home Pad, Park Nearby, Quiet Area, Shopping Nearby**

B&B: **No**
 Fuel: **Natural Gas**
 Bsmt:
 Roof: **Asphalt/Fibreglass Shingles**
 Suites Dsc:
 Heat/Cool: **Central Air, Forced Air**
 Pool Feat:

Pets:
 Sewage: **Sewer**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	16'4X13'5	Kitchen	L1	15'7X13'5	Master Bedroom	L1	13'5X12'5
Bedroom	L1	11'6X11'	Ensuite - Full	L1	7'6X5'	Bathroom - Full	L1	9'X5'
Den / Office	L1	15'X7'2	Laundry	L1	8'X3'	Deck		18'X8
Patio	L1	20'X12'	Other		7'6X7'5			

Finance/Tax

Native Res: **No**
 Title Held: **Leasehold**
 Trades:
 Legal Dsc: **MH Reg. 071566, 1996 Gibraltar 14317 Manufactured Home, Serial No, 0314995, CSA No. 463972**

LR Owner: **No**
 Terms Sale:

Taxes: **\$812.97**
 Court Sale: **No**

Tax Yr: **2009**

Remarks

Pub Rmks: **Newer mobile with addition totalling over 1000 sq. ft. in Big Chief MHP. Excellent condition with numerous recent updates including furnace/ac, roof, flooring, patio. Vacant w/ drastically reduced price, accepting all reasonable offers.**