



Presented by:  
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**Active**  
**R2373343**  
Board: F  
Manufactured

**71 7850 KING GEORGE BOULEVARD**  
Surrey  
Bear Creek Green Timbers  
V3W 5B2

Residential Detached  
**\$189,000** (LP)  
(SP)

Sold Date: Frontage (feet): Original Price: **\$189,000**  
Meas. Type: Bedrooms: **2** Approx. Year Built: **1978**  
Depth / Size: Bathrooms: **1** Age: **41**  
Lot Area (sq.ft.): **0.00** Full Baths: **1** Zoning: **MOBILE**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$118.00**  
Rear Yard Exp: For Tax Year: **2019**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **900-583-081**  
Tour:

View: **No**  
Complex / Subdiv: **Bear Creek Glen**  
Services Connected: **Community**  
Sewer Type: **City/Municipal**

Total Parking: **1** Covered Parking: **2** Parking Access: **Front**  
Parking: **Carport; Single, Tandem Parking**

Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Leasehold not prepaid-NonStrata**

Property Disc.: **Yes**  
PAD Rental: **\$923.00**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Tile**

Style of Home: **Manufactured/Mobile**  
Construction: **Manufactured/Mobile**  
Exterior: **Vinyl**  
Foundation: **Other**  
Rain Screen:  
Renovations: **2019**  
# of Fireplaces: **1**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Patio(s), Deck(s)**  
Type of Roof: **Other**

Legal: **MHR# 005222 CSA# 285541**

Amenities: **None**

Site Influences: **Adult Oriented, Central Location, Private Setting, Recreation Nearby, Retirement Community, Shopping Nearby**  
Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	11'5 x 10'2			x			x
Main	Walk-In Closet	8'3 x 5'2			x			x
Main	Bedroom	11'8 x 11'3			x			x
Main	Living Room	16'9 x 11'4			x			x
Main	Dining Room	11'4 x 8'2			x			x
Main	Kitchen	12'3 x 11'4			x			x
Main	Utility	4'8 x 3'2			x			x
Main	Patio	13'7 x 11'6			x			x
		x			x			x
		x			x			x

Finished Floor (Main): **943** # of Rooms: **8** Bath Floor # of Pieces Ensuite? Outbuildings  
Finished Floor (Above): **0** # of Kitchens: **1** 1 Main 4 No Barn:  
Finished Floor (Below): **0** # of Levels: **1** 2 Workshop/Shed:  
Finished Floor (Basement): **0** Suite: **None** 3 Pool:  
Finished Floor (Total): **943 sq. ft.** Crawl/Bsm. Height: 4 Garage Sz:  
Unfinished Floor: **0** Beds in Basement: **0** Basement: **None** 5 Grg Dr Ht:  
Grand Total: **943 sq. ft.** 6  
7  
8

Listing Broker(s): **Oakwyn Realty Ltd.**

**HIGH STYLE LIVING at an unbeatable price! This UNIQUE manufactured home on DOUBLE WIDE lot has been Completely RENOVATED in 2019! TRENDY DESIGNER styling inside & out. West Coast galvanized steel ext. Character DETAILS throughout salvaged antique doors. Upgrades inc: S/S appliances, New Kitchen cabinets, Quartz Counters w/Marble Backsplash, Butcher block island New Stove, Fridge, Dishwasher & Built-in microwave. Wlk-in closet, vintage gas fireplace, Laminate Flooring, LARGE Front Load Washer-Dryer, New Gas furnace, Tub with quartz surround, upgraded Vanity and Toilet, 226 Sq. Ft. of covered Deck, 700 square feet of yard and garden. Close to Costco, Superstore, Transit, Restaurants & more. Situated in a Quiet Tranquil park restricted for the 55+ 2 Parking, 1 small pet allowed. A Must see!**

**71 - 7850 KING GEORGE BOULEVARD**  
SURREY, BC | V3W 5B2

**2 BED | 1 BATH | 943 SQFT**



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OAKWYN REALTY

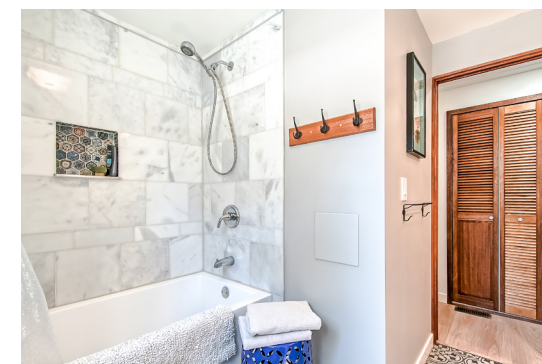
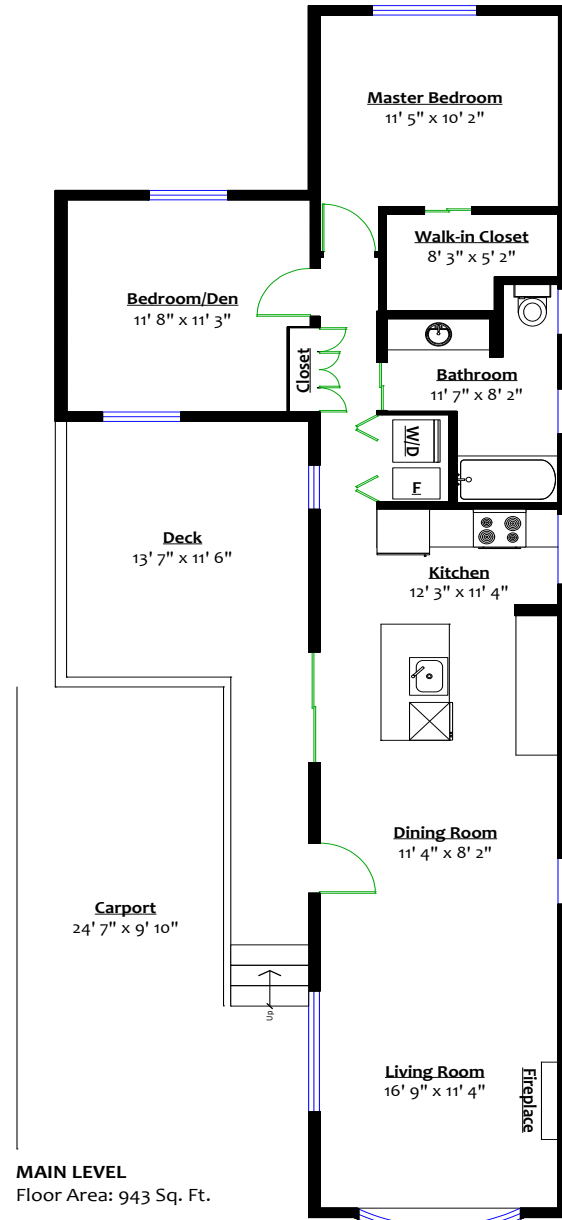
The enclosed information, while deemed to be correct, is not guaranteed.  
PREC\* indicates 'Personal Real Estate Corporation'.

# COREY ZACH

REAL SAVVY REAL ESTATE

#71 – 7850 King George Boulevard,  
Surrey, B.C.

Totals\*\*  
Main Level: 943 sq. ft.  
Carport: 272 sq. ft.  
Deck: 226 sq. ft.  
Total: 498 sq. ft.



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OAKWYN REALTY  
3195 OAK STREET | VANCOUVER, BC | V6H 2L2  
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