



19 - 39768 GOVERNMENT ROAD \$299,000



ALYSSA WILSON

Licensed Realtor®
with Royal LePage Black Tusk Realty



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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, bathrooms, 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 TO VIEW MORE INFORMATION,
PHOTO'S AND TO TOUR THE HOME

...OR HEAD TO
www.alyssawilson.biz/19-39768-government-road



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:
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Active
R2917292
Board: V
Manufactured

19 39768 GOVERNMENT ROAD

Squamish
Northyards
V8B 0G3

Residential Detached

\$299,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$299,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1963**
Frontage(feet): Bathrooms: **1** Age: **61**
Frontage(metres): Full Baths: **1** Zoning: **RMH-1**
Depth / Size: Half Baths: **0** Gross Taxes: **\$175.66**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.00** P.I.D.: **300-015-700** Tax Inc. Utilities?: **No**
Flood Plain: **Yes** Tour:
View: **Yes: Atwell Park & 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**
Construction: **Manufactured/Mobile**
Exterior: **Vinyl**
Foundation: **Concrete Block**
Renovations: **Completely**
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Propane Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Torch-On**
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**
Reno. Year: **2018**
Rain Screen:
Metered Water: **No**
R.I. Plumbing: **No** Fixtures Rmvd: **No :**
Floor Finish: **Laminate**

Legal: **MHR: 21946**

Amenities:
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			x	Floor #Pcs
Finished Floor (AbvMain2): 0	Main	Living Room			x	Main 4
Finished Floor (Below): 0	Main	Primary Bedroom			x	
Finished Floor (Basement): 0	Main	Bedroom			x	
Finished Floor (Total): 740sq. ft.	Main	Foyer			x	
Unfinished Floor: 0					x	
Grand Total: 740sq. 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: \$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**

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