



Residential Client Full

#10 7225 Boundary Drive, Grand Forks, V0H 1H0 Price: **\$139,700**
 MLS® #: **2389956** Status: **Active** PID: **500-006-519** ADOM: **6**
 Zone: **Grand Forks** Sub Area: **Grand Forks**



General Information

Prop Type: **Manufactured Home** Year Built: **1996**
 Type Dwell: **Double-Wide** Yr Blt Dsc: **Actual**
 Style/Story: **Rancher** Shop/Den: **-/No**

Layout

Beds: **3**
 Full Baths: **2**
 Half Baths: **0**
 En Suite: **4-PCE**
 Ttl Baths: **2**

Finished Floor Area

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

Lot Information

Frontage:
 Depth:
 Irregular:
 Acres:
 Wtr Frnt:
 Wtr Infl:
 View:

Parking

Prk Cov:
 Prk Uncov: **2** RV Park:
 Add Prk:
 Prk Spcs: Carport:
 Grg Opt:
 Grg Dsc:

Rentals: **With Restrictions**
 Fireplace:
 Construct: **Frame - Wood**
 Foundation: **No Foundation**
 Exterior Fin: **Vinyl**
 Water: **Municipal**
 Fencing:
 Pool Type:
 Itms Not Inc: **Electric fireplace and outdoor plants by deck**
 Equip/Appl: **Dryer, Stove - Electric, Washer, Window Coverings**
 Flooring: **Floor Vinyl, Laminate**
 Exterior Feat: **Fenced Yard**
 Interior Feat: **Security System**
 Site Infl: **Central Location, Corner Site, Easy Access, Flat Site, Manufactured Home Pad**

Features

B&B: **No** Pets: **W/RE**
 Bsmt: **Crawl**
 Roof: **Asphalt/Fibreglass Shingles**
 Suites Dsc:
 Heat/Cool: **Central Air, Forced Air**
 Fuel: **Natural Gas**
 Outside Area:
 Sewage: **Sewer**

Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Living Room	L1	17'X11'	Kitchen	L1	11'4X8'4	Dining Room	L1	11'4X7'7
Entry	L1	5'6X4'	Master Bedroom	L1	11'8X11'	Bedroom	L1	11'7X9'7
Bedroom	L1	11'X9'	Laundry	L1	7'8X6'3	Bathroom - Full	L1	8'X6'
Ensuite - Full	L1	8'X6'						

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$.00** Tax Yr: **2013**
 Title Held: **Leasehold** Terms Sale: Court Sale: **No**
 Trades:
 Legal Dsc: **LD 54 17-210-01329.005 MHR#079168 CSA#28084**

Manufactured

Park Name: **Triangle Gardens** MH Make: **Unknown**
 Pad Num: **10** Appl Fee: MH Model: **Creston**
 Pad Rental: **.00** Elect Insp: **CSA** MH Reg #: **079168** MH Wdth: **24**
 Elect Lbl #: **28084** MH Ser #: **WIN244496022** MH Lngth: **44**

Remarks

Dtl Loc: **Please contact LR for directions.**
 Pub Rmks: **Vaulted ceilings, skylights, gas furnace, fenced yard with storage are just part of the package included in the sale of this double wide manufactured home located in one of Grand Forks nicest MH Parks. Handicap ready.**

