



Residential Client 1 Page

#18 7105 Fork Road, N Grand Forks, V0H 1H0

MLS® #: **2215068**
Zone: **Grand Forks Rural**

Status: **Active** PID: **500-006-318**
Sub Area: **Grand Forks Rural**

Price: **\$100,000**
ADOM: **383**



General Information

Prop Type: **Manufactured Home**
Type Dwell: **Single Wide**
Style/Story:

Year Built: **1995**
Yr Blt Dsc:
Shop/Den: **-/No**

Layout

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

Finished Floor Area

Main: **1050**
Above Main: **0**
Below Main: **300**
Basement: **0**
Total: **1350**

Lot Information

Frontage:
Depth:
Irregular:
Acres: **0**
Wtr Frnt:
Wtr Infl:
View: **View**

Parking

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

Rentals:
Water: **Well**
Fireplace: **0**
Construct: **Manufactured**
Foundation: **Concrete**
Exterior Fin: **Vinyl**
Equip/Appl: **Dishwasher, Dryer, Refrigerator, Washer, Window Coverings**
Flooring: **Carpeting/Wall-to-Wall, Floor Vinyl, Linoleum**
Site Infl: **Adult-Oriented, Paved Roads, Rural Setting**

Features

B&B:
Fuel: **Natural Gas**
Bsmt:
Roof: **Asphalt/Fibreglass Shingles**
Suites Dsc:
Heat/Cool: **Forced Air**
Pets:
Sewage:

Rooms

Room	Dimensions	Room	Dimensions	Room	Dimensions
Living Room	L1 22'X11'	Kitchen	L1 22'X12'	Master Bedroom	L1 12'X11'
Bedroom	L1 10'X10'	Family Room	L1 9'6X10'	Laundry	L1 5'X10'
Bathroom - Full	L1	Ensuite - Full	L1		

Finance/Tax

Native Res:
Title Held: **Leasehold**
Trades:
Legal Dsc: **BAY 18 17712 WEST GRAND FORKS MOBILE HOME PARK | MHR #83350 CSA# 27355**

LR Owner:
Terms Sale:
Taxes: **\$465.00**
Court Sale:
Tax Yr: **2012**

Manufactured

Park Name: **West Grand Forks MHP**
Pad Num: **18**
Pad Rental: **323.50**
Approval:
Age Restr: **No**

MH Make: **Unknown**
MH Model: **Unknown**
MH Reg #: **83350**
MH Ser #: **00000**
MH Wdth: **0**
MH Lngth: **0**

Appl Fee:
Elect Insp: **CSA**
Elect Lbl #: **27355**
Restr Age: **17**

Remarks

Pub Rmks: **Easy comfortable living in 55+ Mobile Home Park, spotless 1050 sq foot 1995 double wide, with a brand new roof, raised deck and partial basement. This home is situated on one of the nicest places in the park and pad rental is \$323.50 per | month. Ca**

Information Deemed Reliable But Cannot Be Guaranteed

