



This Listing Information has been provided to you by:

RE/MAX Ocean Pacific Realty (Crtny)

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Address: 1901 Ryan E Road Unit: 61		MLS@: 452289	Status: Active (Unapr)	List Price: \$159,900
Area: Zone 2- Comox Valley		Taxes: \$364	For Year: 2018	Sale Price:
Sub Area: Z2 Comox Peninsula City: Comox		PID#: 0000000000	Zoning: Other	Sale Date:
Type: Manufactured/Mobile Cross St.:		Tax Roll#:	Z. Type: MHP	Possession: Immediate
		Zone Jurisdiction: Comox Valley		Title To Land: Pad Rental
Style: Rancher	Year Built: 1994	Exterior: Vinyl		
Sub/Complex: Falcon Park		Roof: Fiberglass Shingle		
Bedrooms: 3	Frontage:	Insulation: Walls:Yes Ceil:Yes		
Bathrooms: 1	Depth:	Construction: Manufactured/Mobile		
Ensuite:	Sqft:	Flooring: Mixed, Lino		
Age: 25	Acres:	Foundation: No		
Basement:		# Fireplaces:		
Bsmt Dev:		Fireplace Types:		
Fuel: Natural Gas		Parking Access:	Elementary:	
Heating: Forced Air		Parking Spaces:	Middle:	
Aircondition:		Parking: Open, Visitor Parking	Secondary:	
Water: Municipal	Sewer: Septic - Yes	Outdoor Area:		
Room Sizes rounded to nearest ft		Stores:	Levels of Suite:	Units in Bldg:
Finished Area: 860	Total Area.: 860	Strata Fee: \$500	Display Suite #:	Units in Project:
Floors	Down	Main	Up	Other
Total SqFt		860		
Kitchen		11x7'7		
Dining Room		9'6x5'4		
Living Room		14'5x12'10		
Master Bedroom		11'5x10'7		
Bedroom		7'8x7'8		
Bedroom		10'7x8'5		
Bathroom		3pc		
Entrance		8'8x5		
Legal:		Manufactured Home Reg. # 73688, Bay # 61, FALCON Manufactured Home Park, MHP Roll # 06-771-03721.000.		
Restrictions:				
Amenities:		Garden Area, Wkshop-Detached, Thermal Windows		
Site Influences:		Central location, Family Oriented, Private Setting, Low Maint Yard, Shopping Nearby, Recreation Nearby, No Thru Road		
Chattels		Fridge, Stove, Washer, Dryer INC		
Mortgage:				
Listing Office:		RE/MAX Ocean Pacific Realty (Cx)		

Located at end of a cul de sac in Falcon Park and sitting on an unusually large pad lot, this updated home is very clean and ready to move into. Newer than most, it was built in 1994 and has seen updates since including durable vinyl siding, kitchen appliances, quality lino flooring, and freshly cleaned carpets. The main bathroom has also been completely updated with a newer vanity and a custom walk-in shower. Vinyl windows and the natural gas furnace keep utility costs very low. As there is some separation between bedrooms, this is a sought after layout. Outside you'll find not only one of the biggest lots in the park, but also two approximately 10' x 10' twin storage sheds - great for a workshop or bikes and gardening tools. The front fenced veggie garden gets plenty of sun and has built in irrigation. No age restrictions, and small dog or cat allowed with park approval. Just minutes to CFB Comox, shopping, and beaches. View the 3D tour through the multimedia links.