



This Listing Information has been provided to you by:

RE/MAX POWELL RIVER

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Address: 6712 Klahanie Drive		Unit:	MLS@: 9417	Status: Active	List Price: \$119,900
Area: North			Taxes:	For Year:	Sale Price: Sale Date:
Sub Area: NO North			Zoning: None	PID#:	
Type: Mobile	Cross St.:		Zoning Type: Single Family	Tax Roll#:	
Bldg Char.: Rancher			Construction: Frame		Possession: TBA
Frontage: 100	Acres: 0.34		Foundation: No		Title To Land: Leasehold
Depth: 150	Sqft: 15,000		Exterior: Aluminum		
Bedrooms: 2	Lot Size: 15000		Roof: Metal		
Bathrooms: 1	Strata Fee:		Flooring: Mixed		
Ensuite:	Age: 40		Insulation: Walls-Yes Ceiling-Yes	Dev.: None	
Sub./Complex:			Basement: Crawl		
Fuel: Electric, Wood	Air:		Elementary:	# Fireplaces: 1	
Heating: Baseboard			Middle:	Fireplace Type: Wood	
Water: Reg/Imp District			Secondary:		
Sewer: Septic - Yes			Parking: Multiple C/P		
Room Sizes rounded to nearest ft Finished Area: 720 Total Area.: 720			Legal: Lot 8, Block 14, Plan 55827, Sliammon IR #1, MHR# 45985		
Floors	Bsmt	Main	Up	Other	Amenities: Garden Area, Wkshop-Detached, RV Parking, Main Level Entry
Total SqFt		720			Site Influences: Easy Access, View - Ocean, Rural Setting, Quiet Area, Road - Paved
Entrance		12x30			Chattels:
Living Room					Mortgage:
Dining Room					Restrictions: Other
Kitchen					
Master Bathroom					
Other					

AFFORDABLE OCEAN VIEW MOBILE Situated only a block from public beach access, this 100 x 150 gentle sloping landscaped grounds features fruit trees, dog run, large patio and a 24' x 30' art studio/workshop with 9' ceilings. Nicely kept 2 bedroom double wide with wrap around deck has cozy wood stove making very affordable to heat. Situated on Klahanie Drive with prepaid lease to 2095.

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