



Larry Guilbault
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Okanagan Real Estate Agent



Unit #31, 6663 Highway 97 S, Peachland, British Columbia V0H 1X7

Listing

MLS® #: **10339839** Status: **Active** Title1/Title2: **Leasehold, Mobile Home on Rented Pad - See Remarks** List: **\$239,000**
 Prop Type: **Residential** Sub Type: **Manufactured Home in Park/Single Wide** Orig List: **\$239,000**
 Mjr /Minor Ar: **Central Okanagan/PE - Peachland** DOM: **47**



General Information

Style: Bedrooms: **2** Bathrooms: **2**
 Parcel ID: **000-000-000** BR Primary: **2** BA Primary: **2**
 Yr Built: **1973** BR Suite: **0** BA Suite: **0**
 Yr Rnvtd: BR Det Dwell: **0** BA Det Dwell: **0**
 Yr Blt Src: **BC Assessment** BR Property: **2** BA Property: **2**
 Recreational: **No** Levels: **1** Shop/Den: **No/No**

Floor Area

Total Fin SqFt: 1,160
 Main/First Fin SqFt: **1,160**
 Above Grade Fin SqFt: **1,160**
 Below Grade Fin SqFt: **0**
 Area Source: **360 Virtual Scan**

Lot Information

Lot #: Lot SqFt:
 Lot Acres:
 W x L:
 Water Access:
 Fencing:
 View: **Mountain(s), Valley**

Interior Features

Fireplace: **No** Fireplaces Tot: Wood Stove: **No** Fireplace Feat:
 Accessibility Eq: **No** Suites: **No** Suites Legal: **No** Suites Potentl: **No**
 Security Feat: **None**

Rooms

Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Room	Main/First	19' 11" x 11' 2"	Kitchen	Main/First	6' 4" x 11' 5"
Office	Main/First	15' 10" x 7' 5"	Laundry	Main/First	8' 6" x 6' 9"
Bathroom - Full 3 PCE	Main/First	7' 6" x 5' 8"	Bedroom	Main/First	8' 2" x 8' 7"
Bathroom - Full 4 PCE	Main/First	8' 5" x 5' 9"	Primary Bedroom	Main/First	10' 4" x 11' 3"
Deck	Main/First	8' x 20'	Foyer	Main/First	7' 6" x 19' 5"
Dining Room	Main/First	5' 1" x 11' 6"			

Exterior Features

Construction: **Manufactured** Foundation: Waterfront: **Semi-Lakeshore**
 Roof: **Metal** Prop Attached:
 Pool Features: **None**

Parking Features

Ttl Prkg Spcs: Prkg Cov: **0** Prkg Uncov: Secrd Prk Spcs: RV Prkg Spc: Carport: **No**
 Parking Desc: **Other** Garage: **No** Gar Dim:

System/Utilities

Cooling: **Central Air** Water Source: **Municipal**
 Heating: **Forced Air** Sewer: **Public Sewer**

Manufactured/Park Model

Park Name: **Edgewater Pines MHP** Pad Num: **31** MH Ser #: **1951**
 Pad Rental: **\$447.11** Appl Fee: MH Reg #: **54009** MH Lngth: **68.00**
 Elect Lbl #: **107551** Elect Insp: **CSA** MH Model: **CAPEWOOD** MH Wdth: **12.00**
 MH Make: **COMMODORE**

Public Remarks

Your opportunity for easy living is at Edgewater Pines Mobile Home Park in Peachland located along the shores of Okanagan Lake awaits. Your beach and park is directly across from the mobile home park where many 55+ residents call home. This 2 bedroom 2 bath plus flex room (could be third bedroom or office) is fully renovated and is a spacious 1160 square feet. Many updates with this unit including white beautiful kitchen, new flooring, phantom screen onto the deck from your primary bedroom and newer windows. Other items worth note is pex & copper plumbing, deck awning, furnace upgraded in 2009, air conditioning in 2021, metal roof for durability, and the unit is very clean and move in ready. Affordable living where the pad fee is \$447.11 per month. Pet friendly with one dog (18 lbs) or cat. Only one owner is required to be over 55. With Hardy Falls down the street for hiking, and many attractions nearby in the area of Peachland, you could certainly be living the dream in this semi-lakeshore retreat. Come by and experience the true beauty of the area and tour this fine home today! Note: VR furniture used in photo's.

Title

Special Listing Conditions: **Standard** Common Interest:

Restrictions

Pets Allowed: Short Term Rent: **No**
 Rentals Allowed: Short Term Rent Desc:
 Age Restrict: **Yes/55+** Restrictions Desc:

Legal/Tax

Tax Year:	2024	Taxes:	\$777.72	Tax Assd Val:		Indigenous Lnd:	No
Tax Assmnt St:		Imprvmnts:		Agricultural Rsv:		Zoning Code:	MHP
Redesign Rezo:		Spcf Imprv Ar:	No	SurveyCertAvail:	No	Levies:	
# of Parcels:		Addtnl Parcels:	No	Dev Permit:		Irrig Wtr Rghts:	
Occupant Type:	Vacant	Addtnl Parc IDs:				Irrig Wtr Acres:	
Legal Desc:	M.H. 054009 Serial 1951, CSA 107551 Commodore Capewood						

Agent/Broker Info

List Agent:	Larry Guilbault (13680)	LA Ph:	250-826-2047	LA Email:	kelownaagent@gmail.com
List Office:	Coldwell Banker Horizon Realty (2072)	Office Ph:	250-767-2744	Address:	5878 E Beach Avenue, Peachland, BC V0H 1X7

Showing

Show Rqmts:	Lockbox	Showing Service:	Touch Base
Show Remks:	Easy to show		
Directions:	Hwy 97 south to Antler MHP		

Listing/Contract Info

Seller Name:	Patricia Ann White	Seller Interest in Title:		Internet Listing:	Yes
Seller Phone:		Development Status:		Internet Address:	Yes
Seller 2:		Occupant Name:		Occupant Ph:	
Cross Listing ID:		Expiration Date:	09/20/2025	Seller Ctc Opt Out:	Yes
Property Cond:		Last Modified:	03/20/2025	Seller Svy Opt Out:	No
Activation Dt:	03/20/2025	Sold Price:		Seller Builder:	
Purchase Date:				New Construction:	No
Special Listing Conditions:	Standard				
Buyer Ag Comp:	3% of the first \$100,000 and 1.5% of the balance				

REALTOR® Remarks: Easy to show-TB**The above information is from sources deemed reliable, but it should not be relied upon without independent verification**

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