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**79 - 2785 Wallbank Rd
 ML Shawnigan ~ V8H 2A5**

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	10x8
Bedroom - Primary	Main	13x10
Entrance	Main	6x4
Kitchen	Main	15x13
Living Room	Main	13x10
Deck (Unfin)	Main	12x10

Listing Summary

MLS@: 993063 **List Price:** \$315,000
Status: Active **Orig Price:** \$315,000
Sub Type: Manu **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$1,481 **Strata Fee:** \$675
2025 Asmt: \$318,000 **Title:** Pad Rental

Interior Details

Layout: Other
Bedrms: 2 **Kitchens:** 1
Baths Tot: 1 **Fireplaces:** 0
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 810
Bth 4Pce: 1 **Unfin SqFt:** 137
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** None
Ens 4+Pce: 0 **FP Feat:**
App Incl: Dishwasher, F/S/W/D, Range Hood
Intr Ftrs: Ceiling Fan(s), Closet Organizer, Dining/Living Combo, Soaker Tub, Storage

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	810	0	0	0
Beds	0	2	0	0	0
Baths	0	1	0	0	0
Kitchens	0	1	0	0	0

Remarks

Spacious 810sqft two bedroom 2017 built home at Shawnigan Lake Mobile Home Park! Centrally located a short walk to Shawnigan Lake Village with shops, amenities and lake access. Designed with storage in mind. Well equipped kitchen with full appliance package including dishwasher and walk-in pantry for storage. There is an eat up bar and large living room for the entire family. Heat and A/C from a heat pump plus high insulation values for year round comfort and efficient electricity use. Side by side laundry with easy access and two large bedrooms, each located on opposite ends for privacy. Feel at ease with a newer built home that will be light on maintenance for years ahead. Large covered deck faces south for enjoying the sun and morning coffee or BBQing. Large driveway for easy parking and friendly neighbours will make you feel right at home! A great park with outdoor recreation at your doorstep offering affordable living on the South Island. Available for immediate occupancy!

Building Information

Built (est): 2017 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Vinyl Siding
Ext Feat: Balcony/Deck, Fencing: Partial, Garden, Low Maintenance Yard

Frnt Faces: E **Bldg Style:**
Bldg Warr:
EnerGuide Rtg/Dt:

Cool: Air Conditioning, Wall Unit(s)
Heat: Heat Pump
Roof: Asphalt Torch On
Fndn: None
Accss: Primary Bedroom on Main

Lot/Strata Information

Prk Type: Driveway
Water: Municipal **Waste:** Septic System: Common
Lot Feat: Adult-Oriented Neighbourhood, Central Location, Easy Access, Marina Nearby, Recreation Nearby, Serviced, Shopping Nearby
Complex: Shawnigan Lake MHP **Prk Tota:** 2
SqFt Balc: **StrLots/Cplx:** **Prk Cm Prp:**
SqFt Prk: **Bldgs/Cplx:** **Prk LCP:**
SqFt Pat: **Suites/Bldg:** **Prk Str Lot:**
SqFt Strg: **Floors/Bldg:** **Str Lot Incl:**
Gnd/Top?: **Lvl/Suite:**
Shrd Am:

View:
Services: Electricity Connected, Garbage, Recycling
Rent Alld?: Unrestricted
Yng Ag Alld?: 0
Pets Alld?: Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr
BBQs Alld?: Yes
Unit Incl:

