

Community Facts

Number of lots: 50

Lot sizes: Primarily Double-wide

Homes: All homes must meet HUD codes and established community standards. *Single-wides (16' only) accepted on lots that cannot comfortably accommodate larger multi-section homes*

Streets: Private, all paved

RV Storage: 8 sites, 20 amp service
Dump Station

Utilities Included: City Water (Vera Water)
Sewer (Spokane County)
Weekly Garbage Service
Summer Debris Dumpster
Central Recycling

Available At Tenant's Expense: Electricity (Vera Power)
Natural Gas (Avista)
Telephone (CenturyLink)
Comcast Digital Cable
Direct Broadcast Satellite
Broadband Internet
(DSL, Wireless, Cable)

BIRCH TREE MHC

"55 AND OLDER"
MANUFACTURED HOUSING COMMUNITY
MANUFACTURED HOME SALES

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Member:



**MANUFACTURED HOME
COMMUNITY LIFESTYLE**

BIRCH

TREE

MHC

**A MANUFACTURED
HOUSING COMMUNITY
FOR PERSONS AGE
FIFTY-FIVE AND OLDER**

**SPOKANE VALLEY
WASHINGTON**

About The Community

We are located within walking distance of bus service, and only minutes from the Valley Hospital, Spokane Valley Mall and all the shopping and other services available in the City of Spokane Valley.

Birch Tree is family owned and operated, with Owner/Managers living on site. The community is fully fenced and screened by landscaping, with private, lighted streets and no through traffic.

This is a *55 and Older Community*, and all homes must be owner occupied — no renting or subletting — and the pride of ownership shows in the appearance of the homes and yards. We have high standards and require adherence to them, so the value of your home is preserved.

Enjoy the independence of owning your own home, while having the security of nearby neighbors and on-site management. Live quietly and privately, or join in the potlucks and other Rec Hall functions with your neighbors — the choice is yours!

Available to Residents and their Guests

Tenants MUST accompany their guests at all times when using any of the community facilities. Availability subject to change.

AT THE REC HALL

SATELLITE TV

DVD/BLURAY PLAYER

BILLIARD TABLE

DARTS

KITCHEN FACILITIES

REST ROOMS

RESIDENT LENDING LIBRARY

RESIDENT VIDEO LIBRARY

**INTERNET COMPUTER, PRINTER, FAX
PHOTOCOPIER**

EVENTS & SERVICES

**LAWNMOWERS AND YARD CARE
TOOLS AVAILABLE FOR RESIDENT
USE AT NO CHARGE**

WEEKLY COFFEE HOURS

**CARD & GAME EVENTS
(RESIDENT ORGANIZED)**

POTLUCK DINNERS

YARD DEBRIS DUMPSTER

ALSO AVAILABLE

RV STORAGE SPACES (RENTED TO TENANTS ONLY)

Check with the office for availability and rates or to get on the waiting list if the area is full. The storage area has 20 amp electrical service at each site for maintaining battery charge and has a dump station.

REC HALL RENTAL

Residents may rent the Rec Hall at little or no cost depending on the type of event. Check with the office for rates, conditions, and reservations.

HOME SALES

Check with the office for current listings or to arrange the sale of a home.