

Presented by:
Tanya Rankin

Tanya Rankin
Phone: (250) 392-0371 Cell: (250)392-0371
Email: tanya@tanyarankin.com
Website: <http://www.williamslakerealestate.com>

Williams Lake (Zone 27), McLeese Lake

MLS# N218422

Residential Detached

6736 LAGERQUIST RD, VOL 1PO

Active



List Price: \$189,900

Complex/Subdiv:

Frontage:	Bedrooms:	3	PID:	012-363-774
Depth/Size:	Bathrooms:	2	Type:	House with Acreage
Lot Area SqFt: 0.00	Full Baths:	2	Approx Yr Blt:	9999
Rear Yard Exp:	Half Baths:	0	Age at List Date:	999
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$1,049 (2011)
Flood Plain: Exempt	Zoning:	RR1		
View:	Y - MCLEESE LAKE			
Serv. Connected:	Electricity, Septic, Water			

Style of Home:	2 Storey	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Multiple
Exterior:	Aluminum		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt, Tar & Gravel	Possession:	
Renovations:		Reno Year:	
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata
Water Supply:	Well - Drilled	Seller's Interest:	Registered Owner
Heat/Fuel:	Baseboard, Electric	Mortgage Info:	\$0
No. of Fireplaces:	2	R/I Fireplaces:	
Fireplace Fuel:	Wood	Property Disclosure:	Y
Outdoor Area:	Patio(s) & Deck(s)	Out Buildings:	
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL 12659 LT 6 DL 9163 LD 05
Amenities: None
Site Influences: Private Setting, Private Yard, Treed
Features Incl: Dishwasher, Refrigerator, Stove, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'2" X 18'3"	Bsmt	Bedroom	11'3" X 10'8"			X
Main F.	Kitchen	10' X 11'	Bsmt	Entrance Hall	5'10" X 6'			X
Main F.	Dining	10'10" X 11'5"						X
Main F.	Master Bedroom	12' X 16'10"						X
Main F.	Eating Area	7' X 7'						X
Main F.	Entrance Hall	4'8" X 9'3"						X
Bsmt	Family Room	18' X 15'						X
Bsmt	Laundry	11'5" X 7'3"						X
Bsmt	Storage	11'2" X 5'5"						
Bsmt	Bedroom	13'8" X 11'3"						

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,230	1 5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	2 4 Piece; Ensuite: Y; Level: Bsmt
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	1,230	4
Total Finished Floor SqFt:	2,460	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	2,460	8

Listing Broker(s): Tanya Rankin Ltd

Yowzaa! Gibraltar Mine delight! Live so close that you can hit the "snooze" button just one more time yet minutes to the amenities of Williams Lake! Incredible landscaping with rock walls, gardens and fruit trees make this private 0.8 of an acre feel like a true escape. The view of McLeese Lake is a perfect way to unwind after a long day or sipping a cup of coffee! There are 2 separate lots and titles here each one is 0.4 of an acre - already subdivided. Natural light floods into the home making it cheerful and bright! It's wonderfully well maintained and filled with years of love. Don't forget to check out the abundant closet space - perfect for extra storage of all sorts. At a price like this you just can't go wrong!