

Presented by:
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Williams Lake (Zone 27), Williams Lake - City Residential Detached
345 CROSINA CR, V2G 5H9 MLS# N221945 **Active**



List Price: \$339,900

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 5	PID: 026-995-212
Depth/Size:	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 3	Approx Yr Blt: 2006
Rear Yard Exp:	Half Baths: 0	Age at List Date: 6
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,960 (2012)
Flood Plain: No	Zoning: R1	
View: Y - WILLIAMS LAKE		
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer		

Style of Home: Basement Entry	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double, Open	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Laminate, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL BCP28751 LT 1 DL 8841 LD 05
 Amenities: None
 Site Influences: Cul-de-Sac, Golf Course Nearby, Paved Road
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Dining	10' X 13'	Bsmt	Recreation Room	23' X 13'			X
Main F.	Kitchen	10'6 X 13'6	Bsmt	Storage	5' X 13'			X
Main F.	Living Room	15'6 X 14'6			X			X
Main F.	Bedroom	11' X 9'10			X			X
Main F.	Bedroom	10'9 X 9'10			X			X
Main F.	Master Bedroom	12'10 X 13'10			X			X
Bsmt	Entrance Hall	7' X 10'			X			X
Bsmt	Bedroom	11'10 X 9'10			X			X
Bsmt	Laundry	7'5 X 6'			X			
Bsmt	Bedroom	14'2 X 7'10			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,370	Total # Rooms:	12
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	1,370	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,740	Basement Area:	Full, Fully Finished
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	2,740		

Listing Broker(s): Tanya Rankin Ltd

Bursting with value this hard working home is located in desirable Westridge Subdivision! Five bedrooms and 3 full baths make it perfect for teenage dream or extended family! Fully finished both up and down with open concept living space. Well appointed kitchen with pantry, stainless appliances and tile backsplash. Take advantage of the view from the inviting covered front deck while kids can be out back enjoying the fully fenced and landscaped yard. This is a must to view, come check it out!