

Presented by:
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Williams Lake (Zone 27), Lakeside Rural Residential Detached
2126 KINGLET RD, V2G 5G3 MLS# N220675 **Active**



List Price: \$267,000

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 5	PID: 008-166-170
Depth/Size: 0	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 2	Approx Yr Blt: 9999
Rear Yard Exp:	Half Baths: 1	Age at List Date: 999
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,955 (2012)
Flood Plain: No	Zoning: R2	
View: Y - WILLIAMS LAKE		
Serv. Connected: Electricity, Natural Gas, Septic, Water		

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Other	Parking Facilities: Carport; Multiple, Open, RV Parking Avail.	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to School Bus:
Type of Roof: Asphalt	Possession:	
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring: Hardwood, Laminate, Tile		Seller's Interest: Registered Owner
Water Supply: Community		Mortgage Info: \$0
Heat/Fuel: Baseboard, Electric		
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: Y - WASHER/DRYER/DEEP FREEZE		

Legal: PL 24623 LT 6 DL 8832 LD 05

Amenities:

Site Influences: Paved Road, Private Setting, Private Yard

Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Entrance Hall	5'6" X 10'	Bsmt	Laundry	9' X 10'			X
Main F.	Master Bedroom	12'8" X 12'10"	Bsmt	Bedroom	13'10" X 13'			X
Main F.	Dining	11' X 10'5"	Bsmt	Bedroom	12'8" X 11'8"			X
Main F.	Living Room	16' X 13'10"						X
Main F.	Kitchen	10' X 10'						X
Main F.	Eating Area	7'5" X 7'						X
Main F.	Bedroom	9'5" X 10'9"						X
Main F.	Bedroom	10'7" X 8'						X
Bsmt	Family Room	13' X 15'						X
Main F.	Recreation Room	13' X 21'9"						X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,330	Total # Rooms:	13
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	1,330	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,660	Basement Area:	Full, Fully Finished
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	2,660		7
			8

Listing Broker(s): Tanya Rankin Ltd

Yowzaa!! Peaceful, private and pretty well perfect! Desirable Russet Bluff Estates burst with sunshine and resale potential. The home & deck boat a panoramic view of WL- perfect sense of calm for enjoying a morning coffee or unwinding from your day. You won't lift a finger cleaning when you move into this spotless 5 bedroom 2.5 bath home. Every corner is crisp & fresh with hardwood floors, ceramic tile and modern interior decor. Easy low maintenance landscaping with lots of room for parking. This is a home that allows you to enjoy your quality of life in every way! Come check it out!