

Presented by:  
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Williams Lake (Zone 27), Williams Lake - Rural North

MLS# N223046

Residential Detached

**2170 COMMODORE CR, V2G 5C9**

**Active**



List Price: \$218,500

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	3	PID:	004-420-802
Depth/Size:		Bathrooms:	2	Type:	House with Acreage
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	1975
Rear Yard Exp:		Half Baths:	0	Age at List Date:	37
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$1,817 (2012)
Flood Plain:	No	Zoning:	R1		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Septic, Water				

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

Legal: PL 16443 LT 16 DL 8854 LD 05 EXCEPT PCL A F18593.  
Amenities: None  
Site Influences: Paved Road, Private Setting, Private Yard, Rural Setting, Treed  
Features Incl: Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Office	8'6" X 8'11"			X			X
Main F.	Living Room	17'5" X 12'			X			X
Main F.	Eating Area	8' X 9'			X			X
Main F.	Kitchen	10' X 9'			X			X
Main F.	Laundry	9' X 7'			X			X
Main F.	Bedroom	9' X 11'			X			X
Main F.	Bedroom	15'6" X 12'4"			X			X
Main F.	Master Bedroom	16'9" X 13'7"			X			X
		X			X			
		X			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt:	1,600	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	1,600	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	1,600	8

Listing Broker(s): Tanya Rankin Ltd

Privacy, value and recent updates located in sunny Commodore Crescent! This spacious well laid out home is perfect for a family and offers so much potential. 3 bedrooms on the main floor with potential for awesome man cave down. Main floor laundry and easy outside ground level access to decks both front and back. Open concept covered 2 bay parking. Room for RV, boats, quads, etc.! Come check it out!