

Presented by:
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Williams Lake (Zone 27), Williams Lake - City

MLS# N223428

Residential Detached

20 WINDMILL CR, V2G 1A8

Active



List Price: \$202,000

Complex/Subdiv: R1

Frontage: 0.00 ft	Bedrooms: 4	PID: 007-000-570
Depth/Size:	Bathrooms: 2	Type: House/Single Family
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: \$2,220 (2012)
Flood Plain: No	Zoning: R1	
View: Y - TOWN AND MOUNTAINS		
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: 4 Level Split	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Single	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Hardwood, Vinyl/Linoleum, 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: Fenced Yard, Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 7704 LT 34 DL 8816 LD 05
Amenities: None
Site Influences: Central Location, Paved Road, Shopping Nearby
Features Incl: Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	11' X 10'6	Bsmt	Storage	11'4 X 19'			X
Above	Bedroom	8'10 X 9'4						X
Main F.	Bedroom	10'6 X 8'11						X
Main F.	Living Room	17'4 X 11'11						X
Main F.	Entrance Hall	5'5 X 3'2						X
Main F.	Eating Area	10' X 5'						X
Main F.	Kitchen	11'7 X 7'6						X
Below	Family Room	12' X 14'2						X
Below	Bedroom	7'2 X 12'						
Bsmt	Laundry	8'6 X 11'7						

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 530	Total # Rooms: 11	1 4 Piece; Ensuite: N; Level: Above
Finished Floor Up SqFt: 520	# Kitchens: 1	2 3 Piece; Ensuite: N; Level: Below
Finished Floor Down: 520	Finished Levels: 4	3
Finished Floor Bsmt SqFt: 530	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 2,100	Basement Area: Part, Partly Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,100		8

Listing Broker(s): Tanya Rankin Ltd

Charming, character bursting with large windows and natural sunshine. Desirable sought after area located minutes to town. Close to trails, power line and Crown Land for biking and hiking. The 4 level split boasts vaulted ceilings and hardwood floors. Large deck off of the kitchen was updated in 2009, perfect home for the barbecue and entertaining! Roof approx 6 years old. Take a step inside to enjoy the wood burning heatilator fireplace it's sure to please on those frosty nights. Large backyard, great for garden, pets and kids! Come check it out!