

Presented by:
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Williams Lake (Zone 27), Williams Lake - City MLS# N224697 Residential Detached
116 EAGLE CR, V2G 5K2 **Active**



List Price: \$369,000

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 6	PID: 027-931-862
Depth/Size:	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 3	Approx Yr Blt: 2010
Rear Yard Exp:	Half Baths: 0	Age at List Date: 3
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,991 (2012)
Flood Plain: No	Zoning: R1	
View: Y - WILLIAMS LAKE		
Serv. Connected: Community, Natural Gas, Sanitary Sewer		

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

Legal: PL BCP41027 LT 9 DL 8840 LD 05
 Amenities: None
 Site Influences: Golf Course Nearby, Paved Road, Recreation Nearby
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10' X 14'	Bsmt	Family Room	16' X 25'			X
Main F.	Dining	10'9 X 8'						X
Main F.	Living Room	12' X 15'						X
Main F.	Master Bedroom	13'9 X 12'9						X
Main F.	Bedroom	8' X 9'4						X
Main F.	Bedroom	11'9 X 10'						X
Main F.	Entrance Hall	5'8 X 11'						X
Bsmt	Bedroom	16' X 10'2						X
Bsmt	Bedroom	13'2 X 11'						X
Bsmt	Bedroom	8'5 X 15'8						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,400	Total # Rooms: 11	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 1,400	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 2,800	Basement Area: Full	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,800		8

Listing Broker(s): Tanya Rankin Ltd

Wonderful, fully finished home in the newest subdivision of Westridge Estates! Not a detail has been missed in this 2010 Macon delight! Cement driveway, patio and walkway plus fully fenced yard help make this home complete and move in ready. From the walk-in pantry to the corner glass fireplace, you'll embrace an evening of entertaining with friends and family. Lovely master bedroom boasts walk-in closet and full ensuite. The full panoramic view takes in both mountains, city and lake. Enjoy a fully finished basement with three additional bedrooms, full bathroom and family room. This level entry home is sure to please with fully daylight, walkout basement and so much more. Come check it out!