

Presented by:  
**Tanya Rankin**  
Tanya Rankin  
Phone: (250) 392-0371 Cell: (250)392-0371  
Email: [tanya@tanyarankin.com](mailto:tanya@tanyarankin.com)  
Website: <http://www.williamslakerealestate.com>

Williams Lake (Zone 27), Williams Lake - City

MLS# N223064

Residential Detached

97 EAGLE CR, V2G 5K2

Active



List Price: \$ 314,500

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	4	PID:	027-931-781
Depth/Size:		Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	3	Approx Yr Blt:	2009
Rear Yard Exp:		Half Baths:	0	Age at List Date:	3
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,382 (2012)
Flood Plain:	No	Zoning:	R1		
View:	Y - WILLIAMS LAKE/MOUNTAINS				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

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:	No
Type of Roof:	Asphalt	Dist to Public Trans:	Dist to School Bus:
Renovations:		Possession:	
Flooring:	Laminate, Tile, 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:	
Fireplace Fuel:	Gas - Natural	Property Disclosure:	Y
Outdoor Area:	Patio(s)	Out Buildings:	
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL BCP41027 LT 1 DL 8840 LD 05  
Amenities: None  
Site Influences: Golf Course Nearby, Private Yard  
Features Incl: Dishwasher

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'3" X 16'			X			X
Main F.	Kitchen	7'3" X 8'6"			X			X
Main F.	Dining	7' X 11'			X			X
Main F.	Master Bedroom	10'9" X 10'8"			X			X
Main F.	Bedroom	9'1" X 10'			X			X
Main F.	Bedroom	7'10" X 14'			X			X
Below	Entrance Hall	5'4" X 6'9"			X			X
Below	Bedroom	7'10" X 14'			X			X
Bsmt	Family Room	23' X 14'6"			X			
Bsmt	Laundry	11' X 7'			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	1,170	Total # Rooms:	10
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	820	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	1,990	Basement Area:	Partly Finished
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	1,990		7
			8

Listing Broker(s): Tanya Rankin Ltd

The feeling of space yet right in Westridge Estates! Avoid the HST on this near new high efficient Macon home, built in 2009, with 4 bedrooms the home is located in one of the newest development which backs onto the Woodland drive acreages Sliding doors off of the kitchen are perfect for the kids and no one will be looking into your fully fenced back yard here. Dark cabinets and quality finishing throughout. The open concept kitchen/living room is modern and fresh with a view of the lake. Enjoy the fully finished basement - perfect for a man cave and evening escape. Driveway is level with lots of room to park the odd toy or two. If you like "new" it's perfect for you! Come check it out!