

Presented by:  
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Williams Lake (Zone 27), Williams Lake - City Residential Detached  
**1959 S LAKESIDE DR, V2G 5G1** **MLS# N226201** **Active**



List Price: \$214,000

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 3	PID: 009-311-033
Depth/Size: 0	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 3	Approx Yr Blt: 1977
Rear Yard Exp:	Half Baths: 0	Age at List Date: 36
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,325 (2012)
Flood Plain: No	Zoning: R2	
View: Y - LAKE		
Serv. Connected: Electricity, Natural Gas, Septic, Water		

Style of Home: Split Entry	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Block	Parking Facilities: Garage; Double, Open	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to School Bus:
Type of Roof: Asphalt		
Renovations:	Reno Year:	Possession:
Flooring: Laminate, Vinyl/Linoleum		Title to Land: Freehold NonStrata
Water Supply: Well - Drilled		Seller's Interest: Registered Owner
Heat/Fuel: Hot Water, Radiant, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 21701 LT 5 DL 8833 LD 05  
 Amenities: Sauna/Steam Room, Storage  
 Site Influences: Paved Road, Rural Setting  
 Features Incl: Dishwasher, Refrigerator, Storage Shed, Stove, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 14'			X			X
Main F.	Dining	11'4 X 9'9			X			X
Main F.	Kitchen	11'4 X 13'			X			X
Main F.	Master Bedroom	11'4 X 11'4			X			X
Main F.	Bedroom	11'4 X 10'6			X			X
Main F.	Bedroom	9'11 X 9'			X			X
Bsmt	Recreation Room	23'10 X 12'2			X			X
Bsmt	Laundry	11'6 X 6'			X			X
Bsmt	Hobby Room	8'8 X 9'6			X			X
					X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,280	Total # Rooms: 9	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: 0	Finished Levels: 2	3 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt: 970	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,250	Basement Area: Full, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,250		8

Listing Broker(s): Tanya Rankin Ltd

Private and spacious with wonderful view of lake. Enjoy the eco adventure right in your own backyard, complete with fire pit! This generous family home boasts 4 bdrms and 3 full bath; each has been recently renovated. Enjoy the well appointed kitchen with loads of counter and cupboard space- the homemaker is sure to be pleased. There's room for the whole family here. Bonus extra large double car garage. Come check it out!