

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# N226344 Residential Detached  
**385 CROSINA CR, V2G 4R9** **Active**



List Price: \$369,000

Complex/Subdiv:

Frontage:	Bedrooms:	4	PID:	026-995-247
Depth/Size:	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt: 0.00	Full Baths:	3	Approx Yr Blt:	2007
Rear Yard Exp:	Half Baths:	0	Age at List Date:	6
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$3,753 (2012)
Flood Plain: No	Zoning:	R1		

View:  
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey	Total Parking: Covered Parking:
Construction: Frame - Wood	Parking Access:
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double, Open
Exterior: Vinyl	
Rainscreen:	R/I Plumbing: Dist to Public Trans: Dist to School Bus:
Type of Roof: Asphalt	Possession:
Renovations:	Reno Year: Title to Land: Freehold NonStrata
Flooring: Tile, Wall/Wall/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: Patio(s) & Deck(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed: N	

Legal: PL BCP28751 LT 4 DL 8841 LD 05  
 Amenities: Storage  
 Site Influences: Paved Road  
 Features Incl: Dishwasher, Refrigerator, Sprinkler - Inground, Stove, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'6" X 13'			X			X
Main F.	Kitchen	11' X 12'4"			X			X
Main F.	Dining	10' X 8'4"			X			X
Main F.	Master Bedroom	15'4" X 12'10"			X			X
Main F.	Bedroom	12'7" X 9'10"			X			X
Main F.	Bedroom	11' X 10'10"			X			X
Bsmt	Office	11'4" X 12'4"			X			X
Bsmt	Bedroom	13'6" X 11'3"			X			X
Bsmt	Recreation Room	17' X 16'8"			X			
Bsmt	Entrance Hall	5'3" X 9'6"			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	1,480	Total # Rooms:	10
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	1,010	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,490	Basement Area:	Full, Fully Finished
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	2,490		7
			8

Listing Broker(s): Tanya Rankin Ltd

From the moment you walk inside this home breathes with large oversized windows that floor with natural sunshine! Embrace the tranquility of an evening glass of wine while watching the sunset and soaking in the view. Oversized corner lot is fully landscaped with underground irrigation, cedar fence, concrete RV parking pad, true dbl car gge & 10x13 garden shed. If you're looking for a home that boasts being a step above with top quality finishing throughout this is it. Ceramic tile heated floors throughout look amazing and make cleaning a breeze. Open concept kitchen is fresh and crisp, plus the matching china cabinet gives heaps of overflow cupboard space. Come check it out!