

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# N225471 Residential Detached  
**1917 HAMEL RD, V2G 2X5** **Active**



List Price: \$389,900

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 024-193-658
Depth/Size:	Bathrooms: 4	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 3	Approx Yr Blt: 2000
Rear Yard Exp:	Half Baths: 1	Age at List Date: 13
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$4,126 (2012)
Flood Plain: No	Zoning: R1	

View: Y - WILLIAMS LAKE  
 Serv. Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey 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 Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Hardwood, 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:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL PGP42685 LT 5 DL 8818 LD 05  
 Amenities:  
 Site Influences:  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'4 X 12'4	Bsmt	Bedroom	11'8 X 9'5			X
Main F.	Kitchen	14'2 X 13'	Bsmt	Utility	15'2 X 10'2			X
Main F.	Entrance Hall	7'11 X 7'10			X			X
Main F.	Mud Room	11'3 X 6'7			X			X
Above	Master Bedroom	14'8 X 11'9			X			X
Above	Bedroom	11'5 X 9'10			X			X
Above	Bedroom	10'10 X 11'9			X			X
Above	Playroom	21'4 X 16'			X			X
Above	Laundry	9'10 X 6'11			X			X
Bsmt	Recreation Room	20'8 X 15'11			X			X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,000	Total # Rooms: 12	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,420	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Down: 0	Finished Levels: 3	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 1,000	Crawl/Bsmt Height:	4 3 Piece; Ensuite: N; Level: Bsmt
Total Finished Floor SqFt: 3,420	Basement Area: Full, Fully Finished	5
		6
Unfinished Floor: 0	Suite: Unauthorized Suite	7
Grand Total Floor Area: 3,420		8

Listing Broker(s): Tanya Rankin Ltd

Wonderful family home in excellent re-sale location. Spotless, clean and move in ready. The open concept kitchen boasts granite countertops and large central island. Enjoy the sunny exposure and morning coffee on the front deck. 3 bedrooms on the upper floor with a wonderful bonus space that can easily convert to a fourth bedroom if needed. Large double car garage is perfect for indoor parking or work shop. Bonus mortgage helper with a one bedroom in-law suite or ideal for a home based business. There's so many possibilities with this home that it will grow with you through the years. Come check it out!