

Presented by:
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Williams Lake (Zone 27), Williams Lake - Rural East

MLS# N226829

Residential Detached

13 COMBS RD, VOK 2G0

Active



List Price: \$227,500

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	3	PID:	025-677-721
Depth/Size:		Bathrooms:	2	Type:	Manufactured with L
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	1995
Rear Yard Exp:		Half Baths:	0	Age at List Date:	18
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$1,789 (2012)
Flood Plain:	No	Zoning:	RR3-1		
View:	N				
Serv. Connected:	Electricity, Lagoon, Natural Gas, Water				

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

Legal: BLK G LD 05 SEC 14 TWP 42 MFG HOME REG. # 77587.
Amenities: Storage
Site Influences: Paved Road, Private Setting, Recreation Nearby, Rural Setting, Treed
Features Incl: Refrigerator, Stove, Dishwasher

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 13'	Bsmt	Storage	14' X 11'			X
Main F.	Dining	9' X 5'5						X
Main F.	Kitchen	18' X 7'6						X
Main F.	Bedroom	10' X 8'6						X
Main F.	Master Bedroom	11'10 X 13'						X
Main F.	Bedroom	15' X 13'6						X
Main F.	Entrance Hall	7'8 X 7'						X
Main F.	Storage	7'5 X 7'6						X
Main F.	Laundry	6' X 5'7						
Bsmt	Recreation Room	13'10 X 17'						

Floor Area (SqFt):		Total # Rooms:	11	Bathrooms	1 4 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	1,530	# Kitchens:	1		2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2		3
Finished Floor Down:	0	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	315	Basement Area:	Part, Fully Finished		5
Total Finished Floor SqFt:	1,845				6
Unfinished Floor:	0	Suite:	None		7
Grand Total Floor Area:	1,845				8

Listing Broker(s): Tanya Rankin Ltd

Incredible acreage close to town in desirable 150 Mile house, perfect for privacy and escaping the rat race. 4.96 acres level, useable and nicely treed. Step inside this spacious 1995 home with large addition and partial basement. With 3 bedrooms and 2 baths, there's room for all plus the 'man cave' downstairs. Crown land borders the one side plus there is possibility of being able to subdivide 2 acres off. Come check it out!