

Presented by:
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Williams Lake (Zone 27), Williams Lake - City MLS# N227439 Residential Detached
54 FAIRVIEW DR, V2G 3T1 **Active**



List Price: \$329,500

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 004-871-456
Depth/Size:	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 3	Approx Yr Blt: 1978
Rear Yard Exp:	Half Baths: 0	Age at List Date: 35
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,639 (2012)
Flood Plain: No	Zoning: R1	
View: Y - CITY		

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

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double, Open, RV Parking Avail.	
Exterior: Vinyl, Wood		
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: 3	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural, Pellet		Out Buildings: /Garage Sz: 20X20/Door Ht: 7'
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 22309 LT 8 DL 71 LD 05
 Amenities: Sauna/Steam Room
 Site Influences: Golf Course Nearby, Paved Road
 Features Incl: Dishwasher, Drapes/Window Coverings, Refrigerator, Stove, Wet Bar, Vacuum Blt. In, Vaulted Ceiling

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 14'6"	Bsmt	Workshop	14' X 9'9"			X
Main F.	Kitchen	10'8" X 12'	Bsmt	Laundry	11' X 10'6"			X
Main F.	Dining	10'6" X 12'			X			X
Main F.	Family Room	14'6" X 11'6"			X			X
Main F.	Eating Area	11'4" X 10'			X			X
Main F.	Master Bedroom	15' X 12'			X			X
Main F.	Bedroom	11' X 10'			X			X
Main F.	Bedroom	10'4" X 9'9"			X			X
Bsmt	Bedroom	11'6" X 9'			X			X
Bsmt	Recreation Room	18'6" X 14'			X			X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,800	Total # Rooms:	12
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	1,400	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	3,200	Basement Area:	Part, Fully Finished
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	3,200		

Listing Broker(s): Tanya Rankin Ltd

Like "The Masters" this home sites elegantly on the 12th fairway of the Williams Lake Golf & Country Club. With all the elegance & charm of a pristine, prime location the inside of this home measures up. Wonderful sunken slate living room is anchored by the central fireplace perfect for those cozy nights. 3 bedrooms on the main floor with 3 piece ensuite and fully finished basement. You'll love the family room right off the kitchen with loads of potential for a grand, modern kitchen reno. Deck & railings have been completely re-done with a "post and beam" aesthetic that's been duplicated on the interior upgrades as well. Furnace updated 2005, roof re-done 2008. Generous double car garage and loads of parking at side.