

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 Residential Detached  
**106 EAGLE CR, V2G 5K2** **MLS# N226202** **Active**



List Price: \$347,500

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 027-931-854
Depth/Size:	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 2	Approx Yr Blt: 2011
Rear Yard Exp:	Half Baths: 0	Age at List Date: 2
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,751 (2012)
Flood Plain: No	Zoning: R1	

View: Y - LAKE, CITY, MOUNTAINS  
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: Covered Parking:
Construction: Frame - Wood	Parking Access: Front
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: Laminate, 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: Sundeck(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed: N	

Legal: PL BCP41027 LT 8 DL 8840 LD 05  
 Amenities:  
 Site Influences: Central Location, Golf Course Nearby  
 Features Incl: Dishwasher, Refrigerator, Sprinkler - Inground, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Dining	9' X 10'8	Bsmt	Bedroom	12' X 12'5			X
Main F.	Kitchen	11'6 X 12'6						X
Main F.	Living Room	12' X 14'6						X
Main F.	Entrance Hall	5' X 11'						X
Main F.	Bedroom	11'8 X 9'10						X
Main F.	Laundry	8'3 X 6'						X
Main F.	Bedroom	9'3 X 8'10						X
Main F.	Master Bedroom	13'10 X 12'9						X
Bsmt	Recreation Room	14'4 X 23'						X
Bsmt	Media Room	14' X 18'4						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,360	Total # Rooms: 11	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
Finished Floor Bsmt SqFt: 640	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 2,000	Basement Area: Full, Unfinished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,000		8

Listing Broker(s): Tanya Rankin Ltd

Wonderful Westridge Estates! Enjoy quality craftsmanship in this fine family home in one of the newest developments in the area. Dream kitchen with stainless appliances, walk in pantry and central island/eating bar. The basement is partially finished and just waiting for the final touches. 3 bedrooms up with a 4th down perfect for guests! You'll enjoy the fenced backyard with alley/lane buffer which is a bonus for privacy and space. Covered patio is perfect for morning coffee! Come check it out!