

Presented by:
Tanya Rankin

Tanya Rankin
Phone: (250) 392-0371 Cell: (250)392-0371
Email: tanya@tanyarankin.com
Website: <http://www.williamslakerealestate.com>

Williams Lake (Zone 27), Williams Lake - Rural East

MLS# N227417

Residential Detached

261 JEFFERSON RD, VOK 2G0

Active



List Price: \$227,000

Complex/Subdiv:

Frontage:	Bedrooms:	3	PID:	005-987-121
Depth/Size:	Bathrooms:	2	Type:	Manufactured with L
Lot Area SqFt: 0.00	Full Baths:	2	Approx Yr Blt:	1993
Rear Yard Exp:	Half Baths:	0	Age at List Date:	20
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$1,062 (2012)
Flood Plain: No	Zoning:	RR3		
View: N				
Serv. Connected:	Electricity, Natural Gas, Septic, Water			

Style of Home:	Manufactured/Mobile	Total Parking:	Covered Parking:
Construction:	Manufactured/Mobile	Parking Access:	
Foundation:	Other	Parking Facilities:	Open, RV Parking Avail.
Exterior:	Wood		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Metal	Possession:	
Renovations:		Reno Year:	
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata
Water Supply:	Well - Drilled	Seller's Interest:	Registered Owner
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0
No. of Fireplaces:	0	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:	None	Out Buildings:	
Outdoor Area:	Patio(s) & Deck(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL 28518 LT 25 DL 9797 LD 05 MFG HOME REG. # 72245.
Amenities: Barn, Storage
Site Influences: Cul-de-Sac, Paved Road, Private Setting, Private Yard, Rural Setting, Treed
Features Incl: Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Entrance Hall	10'8" X 7'8"			X			X
Main F.	Dining	11' X 10'10"			X			X
Main F.	Kitchen	9' X 11'			X			X
Main F.	Living Room	14' X 13'			X			X
Main F.	Bedroom	11'6" X 11'6"			X			X
Main F.	Bedroom	8'6" X 11'			X			X
Main F.	Master Bedroom	13'2" X 11'11"			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,310	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	1,310	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	1,310	8

Listing Broker(s): Tanya Rankin Ltd

150 Mile House dream location and property. This delightful well cared for home sparkles from the inside out! Private 3.48 acres at the end of a dead end street. Perfectly set up for 1 or 2 horses with riding arena and small modest barn. Sit on your front porch and enjoy morning coffee, in your private yard while watching the deer stroll by. This is such an affordable 3 bedroom home for this fantastic location. The original home was a 1993 Shelter Manufactured Home 52 x 14 and has since been combined with a 14 x 40 addition. The well was re-drilled in 1998 and at the time was producing at 7gpm (well log on file), plus the septic system has just been fully replaced with an engineered system K Spurn. Come check it out!