

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 - City Residential Attached
4 350 PEARKES DR, V2G 4T2 MLS# N229284 **Active**



List Price: \$202,500 Previous Price:

Subdiv/Complex:
 Frontage: Approx Yr Blt: 1994 PID: 019-057-580
 Depth/Size: Type: Townhouse
 Lot SqFt: 1,757 Age at List Date: 19 Zoning: R3
 Exposure: Bedrooms: 3 Taxes: \$2,100 (2012)
 Stories in Bldg: Bathrooms: 4 If New GST/HST Incl:
 Flood Plain: No Full Baths: 3 Tax Incl Utilities: No
 Meas. Type: Feet Half Baths: 1 Apprvl Reqd:
 Fixtures Lsd: N
 Fixt Removed: N
 View:

Style of Home: 3 Storey	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage: Single	
Exterior: Vinyl		
Rain Screen:	R/I Plumbing:	
Type of Roof: Asphalt		
Renovations:	Reno Year:	Dist to Public Trans:
Flooring: Laminate		Units in Development:
Water Supply: City/Municipal		Locker:
Heat/Fuel: Forced Air, Natural Gas		Possession:
No. of Fireplaces: 1	R/I Fireplaces:	Title to Land: Freehold Strata
Fireplace Fuel: Gas - Natural		Seller's Interest: Registered Owner
Outdoor Area: Patio(s), Sundeck(s)		Mortgage Info: \$0
		Property Disclosure: Y
Mngmt Co:		Bylaw Restrictions: No Restrictions
Mngmt Ph:	Maint Fee:	

Maint Charge Incl:

Legal: PL PGS194 LT 4 DL 8815 LD 05 STRATA LOT AS SHOWN ON FORM 1.
 Amenities: None
 Features Incl: Dishwasher, Refrigerator, Stove

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Nook	8' X 6'						
Main F.	Kitchen	8' X 9'						
Main F.	Entrance Hall	6' X 4'6"						
Main F.	Living Room	11'6" X 12'5"						
Main F.	Dining	9' X 13'						
Above	Master Bedroom	12'8" X 14'8"						
Above	Bedroom	10'2" X 9'1"						
Below	Family Room	11' X 16'8"						
Below	Bedroom	10' X 12'						

Floor Area (SqFt):		Total # Rooms: 9	Bathrooms
Finished Floor Area Main:	649	Finished Levels:	3
Finished Floor Area Up:	564	Basement Area:	Full, Fully Finished
Finished Floor Area Down:	649		
Finished Floor Area Bsmt:	0	Bsmt Height:	4
Total Finished Floor Area:	1,862	Restricted Age:	5
		# Pets / Cats; Dogs:	6
Unfinished Floor Area:	0	# or % Rentals:	7
Grand Total Floor Area:	1,862		8

Listing Broker(s): Tanya Rankin Ltd

Unique, affordable easy living in super Sunridge Gardens. Spotless, clean and wonderfully decorated, this prime end unit has amazing unobstructed views and additional windows that allow for added natural sunshine & privacy. The ONLY unit in the entire complex that offers a separate 2 piece ensuite to the master bedroom. Built in air conditioning is sure to be a dream you'll enjoy during the hot summer heat. Another added bonus is the extra parking - single car garage. 2 outside spots and close to visitor parking lot. This home has it all. Come check it out!