

Presented by:
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Williams Lake (Zone 27), McLeese Lake

MLS# N229393

Residential Detached

6735 LAGERQUIST RD, VOL 1PO

Active



List Price: \$154,500

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	3	PID:	012-363-863
Depth/Size:	0	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	9999
Rear Yard Exp:		Half Baths:	0	Age at List Date:	999
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$1,302 (2013)
Flood Plain:	No	Zoning:	RS-1		
View:	Y - MCLEESE LAKE				
Serv. Connected:	Electricity, Natural Gas, Septic, Water				

Style of Home:	1 1/2 Storey	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Open, Det.Grge/Carport
Exterior:	Vinyl		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Metal	Possession:	
Renovations:		Renov Year:	
Flooring:	Wall/Wall/Mixed, Vinyl/Linoleum	Title to Land:	Freehold NonStrata
Water Supply:	Well - Drilled	Seller's Interest:	Registered Owner
Heat/Fuel:	Forced Air, Oil, Wood	Mortgage Info:	\$0
No. of Fireplaces:	0	R/I Fireplaces:	
Fireplace Fuel:		Property Disclosure:	Y
Outdoor Area:	Patio(s)	Out Buildings:	
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL 12659 LT 15 DL 9163 LD 05
Amenities: Storage
Site Influences: Recreation Nearby
Features Incl: Clothes Washer/Dryer, Disposal - Waste, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	11' X 10'			X			X
Main F.	Living Room	18'6 X 17'			X			X
Main F.	Solarium	19' X 10'11			X			X
Main F.	Mud Room	6' X 5'4			X			X
Main F.	Mud Room	7'10 X 6'8			X			X
Main F.	Utility	10' X 11'10			X			X
Above	Bedroom	8'9 X 8'4			X			X
Above	Bedroom	10'3 X 13'			X			X
Below	Laundry	7'4 X 12'			X			
Below	Master Bedroom	12' X 12'9			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,140	1 4 Piece; Ensuite: N; Level: Above
Finished Floor Up SqFt:	445	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	445	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	2,030	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	2,030	8

Listing Broker(s): Tanya Rankin Ltd

Gibraltar Mine Dream! Maximize your quality of life and family time by living so close to work you can almost make it home for lunch. Weekends will be spent enjoying lake life being this gem is just minutes from gorgeous McLeese Lake. 20x30 shop wired for 220 power, it's a perfect place for the boys to play! Home has been extensively renovated. Open concept floor plan, new flooring, kitchen cupboards including large island, with main floor master and 2 extra rooms up top! Soak in the warmth while enjoying the sun room and step outside to sip coffee on the deck. This is affordable, lifestyle living that just can't be beat! Come check it out!