

Presented by:
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Williams Lake (Zone 27), Esler/Dog Creek
1631 CAROLYN RD, V2G 4M1

MLS# N229691

Residential Detached

Active



List Price: \$259,900

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	4	PID:	006-445-608
Depth/Size:		Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	1980
Rear Yard Exp:		Half Baths:	1	Age at List Date:	33
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,009 (2013)
Flood Plain:		Zoning:	R2		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Septic				

Style of Home: Split Entry, 4 Level Split
Construction: Frame - Wood
Foundation: Concrete Perimeter
Exterior: Wood
Rainscreen:
Type of Roof: Asphalt
Renovations:
Flooring: Wall/Wall/Mixed, Vinyl/Linoleum
Water Supply: Well - Drilled
Heat/Fuel: Forced Air, Natural Gas, Wood
No. of Fireplaces: 1
Fireplace Fuel: Wood
Outdoor Area: Balcony(s); Patio(s) or Deck(s)
Pad Rental:
Fixtures Leas: N
Fixt Removed: N

R/I Plumbing:

Reno Year:

R/I Fireplaces:

Total Parking:

Parking Access:

Parking Facilities: Garage; Double, Garage; Single, Open

Covered Parking:

Dist to Public Trans:

Dist to School Bus:

Possession:

Title to Land: Freehold NonStrata

Seller's Interest: Registered Owner

Mortgage Info: \$0

Property Disclosure: Y

Out Buildings: /Garage Sz: 14'7X25'/Workshop Sz: 23'3X27'

Legal: PL 27587 LT 7 DL 11590 LD 05
Amenities: Workshop Detached
Site Influences: Cul-de-Sac, Paved Road, Private Setting, Treed
Features Incl: Dishwasher, Refrigerator

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Dining	10' X 11'			X			X
Main F.	Kitchen	8' X 10'			X			X
Main F.	Master Bedroom	12' X 12'8			X			X
Main F.	Bedroom	10'8 X 9'			X			X
Main F.	Bedroom	8'8 X 11'6			X			X
Below	Living Room	14'4 X 14'7			X			X
Below	Bedroom	9'6 X 9'3			X			X
Below	Laundry	8'8 X 5'3			X			X
Below	Storage	11'4 X 5'7			X			
Bsmt	Recreation Room	14'4 X 13'4			X			

Floor Area (SqFt):

Main Floor Area SqFt: 1,150
Finished Floor Up SqFt: 0
Finished Floor Down: 0
Finished Floor Bsmt SqFt: 570
Total Finished Floor SqFt: 1,720

Total # Rooms: 10
Kitchens: 1
Finished Levels: 2
Crawl/Bsmt Height:
Basement Area: Part, Fully Finished

Bathrooms

1 4 Piece; Ensuite: N; Level: Main F.
2 2 Piece; Ensuite: Y; Level: Main F.
3 3 Piece; Ensuite: N; Level: Bsmt
4
5
6
7
8

Unfinished Floor: 0
Grand Total Floor Area: 1,720

Suite: None

Listing Broker(s): Tanya Rankin Ltd

Perfectly private and minutes to town! Wonderful bedroom split level home with character and architectural interest on private 0.99 acres. This beauty is great for the monkey wrenching man with its 23Wx27L detached shop outside and its man cave inside! Always a bonus for the trail loving lifestyle it backs onto crown land and offers heaps of privacy out back! You're going to love the winters sitting by the wood stove(not to mention the heat bill!) and parking your vehicle in the 14'6W x25L single car garage will feel like being on a vacation at a luxury hotel! This home has it all and so much more. Come check it out!