

Presented by:  
**Tanya Rankin**

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Williams Lake (Zone 27), Williams Lake - City **MLS# N229943** Residential Attached  
**# 49 350 PEARKES DR, V2G 4T2** **Active**



List Price:	\$198,900	Previous Price:	
Subdiv/Complex:		PID:	023-807-415
Frontage:		Type:	Townhouse
Depth/Size:		Zoning:	R3
Lot SqFt:	0	Age at List Date:	18
Exposure:		Bedrooms:	3
Stories in Bldg:		Bathrooms:	3
Flood Plain:	No	Full Baths:	2
Meas. Type:		Half Baths:	1
Fixtures Lsd:	N	Taxes:	\$2,103 (2012)
Fixt Removed:	N	If New GST/HST Incl:	No
View:	Y - VALLEY/GARDEN	Tax Incl Utilities:	No
		Apprvl Req:	

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	Dist to Public Trans:	Dist to School/Bus:
Renovations:		Units in Development:	Total Units in Strata:
Flooring:	Vinyl/Linoleum, Wall/Wall/Mixed	Locker:	
Water Supply:	City/Municipal	Possession:	
Heat/Fuel:	Forced Air, Natural Gas	Title to Land:	Freehold Strata
No. of Fireplaces:	1	Seller's Interest:	Registered Owner
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0
Outdoor Area:	Sundeck(s)	Property Disclosure:	Y
Mngmt Co:		Bylaw Restrictions:	No Restrictions
Mngmt Ph:			
	Maint Fee:	\$132.00	

Maint Charge Incl:	Other
Legal:	PL PGS194 LT 49 DL 8815 LD 05 STRATA LOT AS SHOWN ON FORM 1.
Amenities:	None
Features Incl:	Dishwasher, Refrigerator, Stove
Site Influences:	Paved Road

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	9' X 8'2						
Main F.	Dining	10' X 13'						
Main F.	Living Room	12'9 X 11'						
Main F.	Nook	7' X 6'						
Main F.	Entrance Hall	6'3 X 6'3						
Above	Master Bedroom	14'8 X 12'60						
Above	Bedroom	9'10 X 9'3						
Below	Bedroom	10'9 X 11'9						
Below	Recreation Room	20' X 14'8						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	9	<b>Bathrooms</b>	
Finished Floor Area Main:	525	Finished Levels:	3	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	510	Basement Area:	Full, Fully Finished	2	3 Piece; Ensuite: N; Level: Below
Finished Floor Area Down:	0			3	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt:	510	Bsmt Height:		4	
Total Finished Floor Area:	1,545	Restricted Age:		5	
Unfinished Floor Area:	0	# Pets / Cats; Dogs:		6	
Grand Total Floor Area:	1,545	# or % Rentals:		7	
				8	

Listing Broker(s): Tanya Rankin Ltd

Efficient, easy living. Make a move to this spotless, updated, well cared for condo and you'll finally find time for life and living. Prime location boasts loads of natural sunlight with plenty of privacy and direct access to Fox Mountain trail network - perfect for dog walking, hiking and biking! 2 bedrooms on the upper level with spacious 3rd down. Cozy up for a fun filled movie night in the daylight basement, complete with high efficient natural gas and freestanding fireplace. This home takes full advantage of the storage options with built in garage shelving and overflow area down. Come check it out!