

Presented by:
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Williams Lake (Zone 27), Williams Lake - City MLS# N230329 Residential Detached
42 COUNTRY CLUB BV, V2G 3T2 **Active**



List Price: \$548,000

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 5	PID: 010-821-872
Depth/Size:	Bathrooms: 4	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 3	Approx Yr Blt: 9999
Rear Yard Exp:	Half Baths: 1	Age at List Date: 999
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$5,374 (2012)
Flood Plain: No	Zoning: R1	
View: Y - CITY		
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: Covered Parking:
Construction: Frame - Wood	Parking Access:
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double, Open
Exterior: Wood	
Rainscreen:	R/I Plumbing: Dist to Public Trans: Dist to School Bus:
Type of Roof: Asphalt	Possession:
Renovations:	Reno Year: Title to Land: Freehold NonStrata
Flooring: Hardwood, Wall/Wall/Mixed, Other	Seller's Interest: Registered Owner
Water Supply: City/Municipal	Mortgage Info: \$0
Heat/Fuel: Forced Air, Natural Gas	
No. of Fireplaces: 1	R/I Fireplaces: Property Disclosure: Y
Fireplace Fuel: Wood	Out Buildings:
Outdoor Area: Patio(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed: N	

Legal: PL 18897 LT 7 DL 71 LD 05
 Amenities: Swirlpool/Hot Tub
 Site Influences: Golf Course Nearby, Paved Road, Private Yard, Treed
 Features Incl: Clothes Washer/Dryer, Hot Tub Spa/Swirlpool, Oven-Built In, Range, Refrigerator, Sprinkler - Inground

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Family Room	19' X 12'7	Bsmt	Hobby Room	27' X 13'2			X
Main F.	Kitchen	22' X 14'						X
Main F.	Dining	11'6 X 17'						X
Main F.	Living Room	18' X 18'						X
Main F.	Bedroom	11'4 X 10'10						X
Main F.	Bedroom	10'10 X 13'6						X
Main F.	Master Bedroom	15'4 X 12'4						X
Bsmt	Bedroom	19'7 X 10'2						X
Bsmt	Recreation Room	22' X 13'5						X
Bsmt	Bedroom	15'4 X 10'5						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 2,655	Total # Rooms: 11	1 5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt: 1,330	Crawl/Bsmt Height:	4 4 Piece; Ensuite: N; Level: Bsmt
Total Finished Floor SqFt: 3,985	Basement Area: Part, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 3,985		8

Listing Broker(s): Tanya Rankin Ltd

Absolute luxury combined with unprecedented character in Prime golf course location overlooking the third fairway. Quality craftsmanship & attention to detail is obvious from every angle both inside & out this one of a kind delight. Show stopping kitchen takes center stage with double over sized islands, quartz counters, butlers pantry, sub zero fridge, built in oven & cook top, it's the true heart of the home. The wonderful use of natural wood combined with the perfect balance of interior design & luxury make this house a place you want to call home. Vaulted ceilings & wood burning fireplace make any night cozy & it's a spectacular setting for enjoying a view of the city lights! This home just can't be beat. Come check it out!