

Presented by:  
**Tanya Rankin**

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Williams Lake (Zone 27), Williams Lake - City

**MLS# N230663**

Residential Detached

**343 CLEARVIEW CR, V2G 2H4**

**Active**



List Price: \$173,000

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	3	PID:	011-376-341
Depth/Size:		Bathrooms:	1	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	1	Approx Yr Blt:	1963
Rear Yard Exp:		Half Baths:	0	Age at List Date:	50
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,526 (2012)
Flood Plain:	No	Zoning:	R1		
View:	Y - MOUNTAINS				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home: Rancher/Bungalow w/Bsmt.  
Construction: Frame - Wood  
Foundation: Concrete Perimeter  
Exterior: Stucco, Wood  
Rainscreen:  
Type of Roof: Asphalt  
Renovations:  
Flooring: Hardwood  
Water Supply: City/Municipal  
Heat/Fuel: Radiant, Natural Gas  
No. of Fireplaces: 2  
Fireplace Fuel: Gas - Natural  
Outdoor Area: Sundeck(s)  
Pad Rental:  
Fixtures Leas: N  
Fixt Removed: N

R/I Plumbing:

Reno Year:

R/I Fireplaces:

Total Parking:

Parking Access:

Parking Facilities: Garage; Single

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:

Legal: PL 12528 LT A DL 588 LD 05  
Amenities: None  
Site Influences:  
Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 16'			X			X
Main F.	Kitchen	11' X 13'			X			X
Main F.	Dining	12' X 8'			X			X
Main F.	Master Bedroom	11'6 X 12'2			X			X
Main F.	Bedroom	8'11 X 10'			X			X
Main F.	Bedroom	10'2 X 11'7			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):

Main Floor Area SqFt: 1,215  
Finished Floor Up SqFt: 0  
Finished Floor Down: 0  
Finished Floor Bsmt SqFt: 1,215  
Total Finished Floor SqFt: 2,430

Total # Rooms: 6  
# Kitchens: 1  
Finished Levels: 2  
Crawl/Bsmt Height:  
Basement Area: Full, Unfinished

Bathrooms

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

Unfinished Floor: 0  
Grand Total Floor Area: 2,430

Suite: None

Listing Broker(s): Tanya Rankin Ltd

Perfect opportunity for a flip. Great quiet location with view of the city and private setting. 3 bedrooms on the main floor with open concept kitchen, that's partially been re-done - bring your hammer and some hard work and you can turn this into a fabulous family home. Basement has suite potential and has been gutted and ready for construction. If it's a project you're looking for this is it. Come check it out!