

Presented by:  
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Williams Lake (Zone 27), Lakeside Rural

MLS# N231345

Residential Detached

**2131 S LAKESIDE DR, V2G 5G4**

**Active**



List Price: \$276,000

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	3	PID:	008-166-161
Depth/Size:		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:	\$1,706 (2013)
Flood Plain:	No	Zoning:	R2		
View:	Y - LAKE AND MOUNTAINS				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	Basement Entry	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Single
Exterior:	Wood		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Reno Year:	
Flooring:	Hardwood, Laminate, Vinyl/Linoleum	Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal	Seller's Interest:	Registered Owner
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0
No. of Fireplaces:	1	R/I Fireplaces:	
Fireplace Fuel:	Wood	Property Disclosure:	Y
Outdoor Area:	Patio(s) & Deck(s)	Out Buildings:	/Workshop Sz: 13'6X11'
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL 24623 LT 38 DL 8832 LD 05  
Amenities: None  
Site Influences: Paved Road  
Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	9'3" X 8'4"			X			X
Main F.	Dining	9'4" X 8'10"			X			X
Main F.	Living Room	18'6" X 15'			X			X
Main F.	Master Bedroom	11'9" X 11'8"			X			X
Main F.	Bedroom	8'4" X 11'7"			X			X
Main F.	Bedroom	12' X 8'3"			X			X
Bsmt	Recreation Room	17'9" X 15'			X			X
Bsmt	Office	11' X 7'			X			X
Bsmt	Hobby Room	13'10" X 10'10"			X			
		X			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt:	1,100	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	960	4
Total Finished Floor SqFt:	2,060	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	2,060	8

Listing Broker(s): Tanya Rankin Ltd

Peaceful, private and simply perfect! Step inside this spectacular family home and let the view of the mountains, lake and pasture carry you away. Heaps of natural light and sunshine with direct access to mountain bike trails for biking, hiking, quadding, a simple way to escape day to day life and enjoy an abundant of outdoor activity. For a cozy evening at home light the grand wood burning fireplace, it's sure to make any evening special. The multi level decks offer outdoor entertaining at its finest, right down to an outdoor fire pit, and lounging area. This home is well built to stand the test of time! Come check it out!