

Presented by:
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Williams Lake (Zone 27), Williams Lake - City Residential Detached
1913 HAMEL RD, V2G 5G8 **MLS# N231993** **Active**



List Price: **\$467,500**

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 026-079-739
Depth/Size:	Bathrooms: 4	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 3	Approx Yr Blt: 2006
Rear Yard Exp:	Half Baths: 1	Age at List Date: 7
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$5,208 (2013)
Flood Plain: No	Zoning: R1	
View: Y - LAKE		
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: 2 Storey w/ Bsmt.	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double, RV Parking Avail.	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to School Bus:
Type of Roof: Asphalt		
Renovations:	Reno Year:	Possession:
Flooring: Wall/Wall/Mixed, Laminate, Hardwood		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:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **PL BCP13918 LT A DL 8818 LD 05**

Amenities: **None**

Site Influences:

Features Incl: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	11'10 X 17'6	Above	Bedroom	11'11 X 13'			X
Main F.	Living Room	16' X 12'9	Bsmt	Recreation Room	12'3 X 16'			X
Main F.	Dining	13'1 X 12'7	Bsmt	Bedroom	12'5 X 14'			X
Main F.	Mud Room	7'4 X 10'	Bsmt	Storage	14'4 X 20'			X
Main F.	Laundry	12'1 X 13'			X			X
Main F.	Office	12'6 X 11'			X			X
Main F.	Entrance Hall	8' X 7'7			X			X
Above	Mud Room	16'7 X 12'			X			X
Above	Bedroom	10' X 16'			X			X
Above	Bedroom	15'6 X 10'			X			X

Floor Area (SqFt):		Bathrooms:	
Main Floor Area SqFt:	1,270	Total # Rooms:	14
Finished Floor Up SqFt:	1,060	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	1,270	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	3,600	Basement Area:	Full, Fully Finished
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	3,600		

Listing Broker(s) **Tanya Rankin Ltd**

Exquisite luxury & quality construction show case the lines of this custom built craftsman delight. The cutting edge floor plan defines open concept living with tons of natural light and spectacular views of Williams Lake. Side by side freezer/fridge & large central island, help anchor the kitchen which opens onto the dining and living room complete with stone faced natural gas fireplace. Any mom will love the large main floor mud room/laundry with 2 piece bath and heaps of room for drying out the sports gear! Unique at every angle the bedrooms are located on the upper level & provide plenty of room for kids & the master bedroom escape is sure 10 be a treat at the end of any long day. Come check it out!