

Williams Lake (Zone 27), Esler/Dog Creek
811 MUSSELL PL, V2G 4M1

MLS# N232295

Residential Detached

Active



List Price: **\$198,500**
 List Date: **11/17/13**
 Days on Mkt: **58**
 Expiry Date: **18-Apr-14**

Complex/Subdiv:
 Previous Price: **\$218,500**
 Original Price: **\$218,500**
 Meas Type: **Feet**
 Depth/Size: **0**
 Lot Area SqFt: **0**
 Rear Yard Exp: **No**
 Flood Plain: **No**
 View: **N**
 Serv Connected: **Electricity, Natural Gas, Septic, Water,**

Frontage: **0.00 ft**
 Frontage Metric: **0.000**
 Bedrooms: **4**
 Bathrooms: **2**
 Full Baths: **1**
 Half Baths: **1**
 If New GST/HST Incl: **No**

PID: **018-431-356**
 Approx Yr Blt: **9999**
 Age at List Date: **999**
 Type: **House/Single Family**
 Zoning: **R2**
 Taxes: **\$1,728 (2013)**
 Tax Incl Utilities: **No**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Foundation: **Concrete Perimeter**
 Exterior: **Wood**
 Rainscreen: **Asphalt**
 Type of Roof: **Asphalt**
 Renovations: **Year of Reno:**
 Flooring: **Wall/Wall/Mixed**
 Water Supply: **Well - Drilled**
 Heat/Fuel: **Forced Air, Natural Gas**
 No. of Fireplaces: **0**
 Fireplace Fuel: **None**
 Outdoor Area: **Sundeck(s)**
 Registered: **CSA/BCE:**
 Fixtures Leased: **N**
 Fixtures Removed: **N**

Total Parking: **Covered Parking:**
 Parking Access: **Open, Garage; Double**
 Parking Facilities: **Open, Garage; Double**
 Dist to Public Trans: **Dist to School Bus:**
 Possession: **Freehold NonStrata**
 Title to Land: **Registered Owner**
 Seller's Interest: **Registered Owner**
 Mortgage Info: **\$0**
 Property Disclosure: **Y**
 Out Buildings: **Pad Rental:**

Legal: **PL PGP37513 DL9849 LD05**
 Amenities: **None**
 Site Influences: **Paved Road**
 Municipal Charges:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10' X 15'			X			X
Main F.	Living Room	14' X 20'			X			X
Main F.	Master Bedroom	10' X 11'			X			X
Main F.	Bedroom	7'9 X 10'6			X			X
Main F.	Bedroom	7'11 X 10'			X			X
Main F.	Laundry	7' X 12'			X			X
Bsmt	Recreation Room	30' X 20'			X			X
Bsmt	Bedroom	9' X 11'			X			X
Bsmt	Storage	22' X 10'			X			X

Floor Area (SqFt):
 Main Floor Area: **1,280**
 Finished Floor Up: **0**
 Finished Floor Down: **0**
 Finished Floor Bsmt: **1,280**
 Total Finished Floor: **2,560**
 Unfinished Floor: **0**
 Grand Total Floor Area: **2,560**

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

Total # Rooms: **9**
 # Kitchens: **1**
 Finished Levels: **2**
 Crawl/Bsmt Height:
 Basement Area: **Full, Fully Finished**
 Suite: **None**

Listing Broker 1: **Tanya Rankin Ltd**
 Listing Sales Rep 1: **Tanya Rankin tanya@tanyarankin.com**
 Listing Sales Rep(s):
 Listing Broker 2:
 Selling Broker(s):
 Selling Sales Rep(s):
 Owner: **DERRICK GOERTZ**
 Commission: **3% ON 1ST \$100,000/1.2% ON BALANCE**

Appointments: **Phone L.R. First**
 For Appts Call: **TANYA RANKIN**
 Appointment Ph: **250-392-0371**
 Occupancy: **Owner**

Realtor Remarks: **Items are NOT INCLUDED - Playhouse, 2 benches, sitting bench w/ roof.**

Cozy, older, well cared for home minutes to town. You'll enjoy the feeling of country living on this wonderful level lot, that's beautifully landscaped complete with backyard deck and fire pit. Fully finished basement is perfect for kids and hosting a festive affair for family and friends. Level entry with laundry & 3 spacious bedrooms on the main floor, plus optional fourth down, there's lots of room for everyone. You'll enjoy the double car garage during a long snowy winter! Come check it out!