

Presented by:
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Williams Lake (Zone 27), Williams Lake - City Residential Detached
1525 DUNCAN RD, V2H 5K5 **MLS# N234007** **Active**



List Price: **\$575,000**

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 3	PID: 025-618-512
Depth/Size: 0.00	Bathrooms: 4	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 2	Approx Yr Blt: 2008
Rear Yard Exp:	Half Baths: 2	Age at List Date: 6
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$5,696 (2013)
Flood Plain: No	Zoning: R-1A	

View: **Y - WILLIAMS LAKE**
 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	
Exterior: Stucco		
Rainscreen:	R/I Plumbing:	Dist to School Bus:
Type of Roof: Asphalt	Dist to Public Trans:	
Renovations:	Possession:	
Flooring: Hardwood, Tile	Reno Year:	Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Radiant, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings: /Garage Sz: 24'6X25'
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **PL BCP4566 LT C DL 8817 LD 05**
 Amenities: **None**
 Site Influences: **Waterfront Property**
 Features Incl: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'8 X 19'4	Bsmt	Laundry	9' X 9'			X
Main F.	Kitchen	14' X 15'			X			X
Main F.	Dining	14' X 8'			X			X
Main F.	Entrance Hall	11' X 7'10			X			X
Main F.	Office	12' X 12'			X			X
Bsmt	Family Room	16'6 X 11'4			X			X
Bsmt	Bedroom	10'6 X 11'3			X			X
Bsmt	Bedroom	10'6 X 10'6			X			X
Bsmt	Master Bedroom	16'10 X 12'10			X			X
Bsmt	Walk-In Closet	5'4 X 16'10			X			X

Floor Area (SqFt):		Bathrooms:
Main Floor Area SqFt: 1,436	Total # Rooms: 11	1 2 Piece; Ensuite: N; 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: Bsmt
Finished Floor Bsmt SqFt: 1,436	Crawl/Bsmt Height:	4 5 Piece; Ensuite: Y; Level: Bsmt
Total Finished Floor SqFt: 2,872	Basement Area: Full, Fully Finished	5
	Suite: None	6
Unfinished Floor: 0		7
Grand Total Floor Area: 2,872		8

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

Breathtaking, beautiful lakeshore! Imagine living on your own cruise ship while enjoying a cup of coffee in your very own kitchen. With panoramic view of Scout Island and some of the very best bird watching in the Cariboo it's easy to fall in love here. You'll appreciate and feel the quality craftsmanship throughout this one of a kind dream home. Its a decorators delight. Coved ceilings, over sized door, floor to ceiling windows all combined to showcase the lake. 3 bedrooms are with fully landscaped yard, underground irrigation, paved stone patio, and docks! Come check it out!