


Presented by:
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Williams Lake (Zone 27), Williams Lake - City Residential Attached
3 350 PEARKES DR, V2G 4T2 MLS# N233842 **Active**

	List Price: \$212,000	Previous Price:	
	Subdiv/Complex: Frontage: Approx Yr Bldt: 1993 PID: 019-057-571 Depth/Size: Type: Townhouse Lot SqFt: 0 Age at List Date: 21 Zoning: R3 Exposure: Bedrooms: 3 Taxes: \$2,148 (2013) Stories in Bldg: Bathrooms: 2 If New GST/HST Incl: Flood Plain: No Full Baths: 1 Tax Incl Utilities: No Meas. Type: Half Baths: 1 Apprvl Reqd: Fixtures Lsd: N Fixt Removed: N View: Y - TOWN AND MOUNTAINS		

Style of Home: Inside Unit Construction: Frame - Wood Foundation: Concrete Perimeter Exterior: Vinyl Rain Screen: Type of Roof: Asphalt Renovations: Flooring: Laminate Water Supply: City/Municipal Heat/Fuel: Forced Air, Natural Gas No. of Fireplaces: 1 Fireplace Fuel: Gas - Natural Outdoor Area: Patio(s) & Deck(s)	R/I Plumbing: Reno Year: R/I Fireplaces: Mngmt Co: Mngmt Ph:	Total Parking: Parking Access: Parking Facilities: Garage; Single Dist to Public Trans: Units in Development: Locker: Possession: Title to Land: Freehold Strata Seller's Interest: Registered Owner Mortgage Info: \$0 Property Disclosure: Y Bylaw Restrictions: Pets Allowed w/Rest.
Covered Parking: Dist to School/Bus: Total Units in Strata: Maint Fee: \$140.00		

Maint Charge Incl: Gardening, Garbage Pickup

Legal: PL PGS194 LT 3 DL 8815 LD 05 STRATA LOT AS SHOWN ON FORM 1.
 Amenities: None
 Features Incl: Dishwasher, Refrigerator, Stove

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Dining	8'5 X 13'						
Main F.	Living Room	12'10 X 11'						
Main F.	Kitchen	9' X 8'						
Main F.	Eating Area	6' X 7'						
Above	Bedroom	10'4 X 9'2						
Above	Bedroom	8' X 10'						
Above	Master Bedroom	12'8 X 14'4						
Below	Family Room	19'8 X 14'6						
Below	Storage	14' X 10'						

Floor Area (SqFt):	Total # Rooms: 9	Bathrooms
Finished Floor Area Main: 630	Finished Levels: 3	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 643	Basement Area: Full, Fully Finished	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down: 630		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,903	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,903		8

Listing Broker(s): Tanya Rankin Ltd

Simplified lifestyle in a wonderfully maintained strata complex. This spotless, modern, updated 3 bedroom townhome takes advantage of small space living. Cozy natural gas living room fireplace makes for a great conversation space with spectacular view of trees, mountains and city. Well laid out basement with amazing storage plus inviting family room. With extra parking and all the updates this is a prime unit in a prime location. Come check it out!