

Presented by:
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Williams Lake (Zone 27), Williams Lake - Rural South

MLS# N233610

Residential Detached

2670 SELKIRK RD, V2G 4X1

Active



List Price: \$369,000

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	3	PID:	009-450-378
Depth/Size:		Bathrooms:	3	Type:	House with Acreage
Lot Area SqFt:	0.00	Full Baths:	1	Approx Yr Blt:	1994
Rear Yard Exp:		Half Baths:	2	Age at List Date:	20
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,041 (2013)
Flood Plain:	No	Zoning:	RA 2-1		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Septic, Water				

Style of Home:	Split Entry	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Det.Grge/Carport, Open, RV Parking Avail.
Exterior:	Stucco		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Title to Land:	Freehold NonStrata
Flooring:	Tile	Seller's Interest:	Registered Owner
Water Supply:	Well - Drilled	Mortgage Info:	\$0
Heat/Fuel:	Forced Air, Natural Gas, Wood		
No. of Fireplaces:	1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:	Other		Out Buildings: /Workshop Sz: 13'x19'
Outdoor Area:	Patio(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL 21641 LT 23 LD 05 SEC 24 TWP 47
Amenities: Barn, Storage, Workshop Detached
Site Influences: Private Yard, Rural Setting, Treed, Private Setting
Features Incl: Dishwasher, Oven-Built In, Range, Storage Shed

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Eating Area	10' X 13'			X			X
Main F.	Living Room	14' X 14'			X			X
Main F.	Kitchen	10' X 8'			X			X
Main F.	Master Bedroom	12' X 10'6			X			X
Main F.	Bedroom	9' X 13'			X			X
Main F.	Sauna	16' X 12'			X			X
Main F.	Bedroom	10'6 X 13'6			X			X
Main F.	Den	12' X 10'6			X			X
Main F.	Laundry	12' X 8'8			X			
Main F.	Cold Room	12' X 6'			X			

Floor Area (SqFt):		Total # Rooms:	10	Bathrooms	1 2 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	1,400	# Kitchens:	1		2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2		3 3 Piece; Ensuite: N; Level: Below
Finished Floor Down:	0	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	1,400	Basement Area:	FULL, Fully Finished		5
Total Finished Floor SqFt:	2,800				6
		Suite:	None		7
Unfinished Floor:	0				8
Grand Total Floor Area:	2,800				

Listing Broker(s): Tanya Rankin Ltd

Endless opportunity to explore, this fabulous 5.97 acre property bordering crown land and ideally set up for horses. Immaculately well cared for and landscaped with detached 35x44 double car garage combination workshop. Quality custom built home boasts character and craftsmanship with a European flair complete with indoor sauna. If you're looking for privacy and character minutes to town then this is it. Come check it out!