

Presented by:
Tanya Rankin

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Williams Lake (Zone 27), Williams Lake - Rural South

MLS# N235682

Residential Detached

2471 CHIMNEY LAKE RD, V2G 5J2

Active



List Price: **\$479,000**

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 004-305-230
Depth/Size:	Bathrooms: 3	Type: House with Acreage
Lot Area SqFt: 0.00	Full Baths: 2	Approx Yr Blt: 1995
Rear Yard Exp:	Half Baths: 1	Age at List Date: 19
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,627 (2013)
Flood Plain: No	Zoning: RR1	
View: Y - FELKER LAKE		
Serv. Connected: Electricity, Lagoon, Water		

Style of Home: 2 Storey w/Bsmt.	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Triple, Open, RV Parking Avail.	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to School Bus:
Type of Roof: Asphalt		
Renovations:	Reno Year:	Possession:
Flooring: Hardwood, Tile, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: Well - Drilled		Seller's Interest: Registered Owner
Heat/Fuel: Electric, Forced Air, Geothermal		Mortgage Info: \$0
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: None		Out Buildings:
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **LOT 4 SECTION 24 TOWNSHIP 44 LILLOOET DISTRICT PLAN 29478**
Amenities: **Pool; Indoor, Swirlpool/Hot Tub**
Site Influences: **Paved Road, Private Setting, Private Yard, Rural Setting, Treed**
Features Incl: **Clothes Washer/Dryer, Dishwasher, Hot Tub Spa/Swirlpool, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Dining	15' X 11'	Above	Bedroom	20'8 X 11'			X
Main F.	Living Room	12'6 X 15'	Bsmt	Gym	18'11 X 18'9			X
Main F.	Bedroom	10'10 X 10'8	Bsmt	Recreation Room	32'5 X 16'6			X
Main F.	Master Bedroom	14' X 15'3	Bsmt	Storage	17'6 X 12'7			X
Main F.	Walk-In Closet	8'9 X 6'7	Bsmt	Utility	7'10 X 8'			X
Main F.	Kitchen	12'4 X 12'7			X			X
Main F.	Eating Area	8' X 6'			X			X
Main F.	Entrance Hall	11'6 X 6'2			X			X
Above	Library	11'6 X 10'6			X			
Above	Bedroom	20'8 X 11'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,700	Total # Rooms: 15	1 5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 900	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Down: 0	Finished Levels: 3	3 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt: 1,700	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 4,300	Basement Area: Full, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 4,300		8

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

Incredible, stunning, breathtaking retreat with killer view of Felker Lake on just under 30 acres. This home offers the luxury of space with well layed out rooms and defined open concept living. Wonderful high vaulted ceilings that flood with natural sunshine pouring in through oversized windows. The wrap around veranda is perfect for your morning coffee or watching the sun set. Wake up in the master bedroom escape with deluxe updated ensuite and walk in closet. Two generously sized bedrooms on the upper balcony are perfect for kids or home office complete with their own full bath. With a detached 3 bay garage and separate pool house this is a home that just can't be beat for lifestyle and luxury. Come check it out!