

Presented by:
Tanya Rankin

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Williams Lake (Zone 27), Lakeside Rural

MLS# N236417

Residential Detached

2116 KINGLET RD, V2G 5G3

Active



List Price: **\$249,500**

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 008-166-196
Depth/Size: 0.00	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 2	Approx Yr Blt: 1983
Rear Yard Exp: 0	Half Baths: 0	Age at List Date: 31
Meas Type: Feet	If New GST/HST Incl: R1	Taxes: \$1,944 (2013)
Flood Plain: No	Zoning: R1	
View: Y - WILLIAMS LAKE		
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: Garage; Single, Open	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to School Bus:
Type of Roof: Asphalt		
Renovations:	Reno Year:	Possession:
Flooring: Hardwood, Vinyl/Linoleum, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: Community		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **PL 24623 LT 1 DL 8832 LD 05**
Amenities: **None**
Site Influences: **Paved Road, Private Setting, Private Yard**
Features Incl: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10' X 10'	Bsmt	Office	11'7 X 9'5			X
Main F.	Eating Area	6' X 8'	Bsmt	Bedroom	12' X 16'8			X
Main F.	Bedroom	8'8 X 9'	Bsmt	Walk-In Closet	7' X 9'8			X
Main F.	Bedroom	9'7 X 9'			X			X
Main F.	Bedroom	11'4 X 13'4			X			X
Main F.	Living Room	15'7 X 14'			X			X
Main F.	Dining	8'8 X 11'			X			X
Bsmt	Entrance Hall	5'6 X 13'6			X			X
Bsmt	Recreation Room	12'7 X 23'			X			
Bsmt	Laundry	7' X 6'10			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,360	Total # Rooms: 13	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 1,260	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 2,620	Basement Area: Full, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,620		8

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

Fabulous location in family friendly Russet Bluff Estates! If you're looking for a little privacy, close to town with a large fully fenced yard then this home is calling you. Enjoy the extra large entry, great for back packs, coats and sports gear galore. The oversized single car garage makes a great workshop & cozy place to park during the long winter. Step outside onto the deck for a backyard barbeque & wonderful view of Williams Lake. This is a great location for access to quadding, ATV'ing and trails galore. With hardwood floors, 4 bedrooms & 2 baths, it's move in ready. Come check it out!