

Presented by:
Tanya Rankin
 Tanya Rankin
 Phone: (250) 392-0371 Cell: (250)392-0371
 Email: tanya@tanyarankin.com
 Website: <http://www.williamslakerealestate.com>

Williams Lake (Zone 27), Williams Lake - Rural South Residential Detached
2474 FELKER LAKE DR, V2G 5J3 **MLS# N236698** **Active**



List Price: **\$387,500**

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 3	PID: 008-276-269
Depth/Size:	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 2	Approx Yr Blt: 1992
Rear Yard Exp:	Half Baths: 0	Age at List Date: 22
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,013 (2014)
Flood Plain:	Zoning: RL2	

View: **Y - FELKER LAKE**
 Serv. Connected: **Electricity, Septic, Water**

Style of Home: Rancher/Bungalow	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double, Open	
Exterior: Brick, Vinyl		
Rainscreen:	R/I Plumbing:	Dist to School Bus:
Type of Roof: Asphalt		
Renovations:	Reno Year:	Possession:
Flooring: Hardwood		Title to Land: Freehold NonStrata
Water Supply: Well - Drilled		Seller's Interest: Registered Owner
Heat/Fuel: Electric, Forced Air		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings: /Garage Sz: 22X26/Workshop Sz: 18X10
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **PL 38561 LT 5 LD 27 SEC 24 TWP 44**

Amenities: **None**

Site Influences: **Private Setting, Private Yard, Waterfront Property**

Features Incl: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	11' X 8'6"			X			X
Main F.	Living Room	17'6" X 11'			X			X
Main F.	Master Bedroom	15' X 12'			X			X
Main F.	Bedroom	11' X 11'			X			X
Main F.	Bedroom	8'3" X 12'6"			X			X
Main F.	Dining	10' X 7'			X			X
Main F.	Laundry	8' X 3'8"			X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,330	Total # Rooms: 7	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 0	Finished Levels: 1	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 1,330	Basement Area: Crawl, None	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 1,330		8

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

Exquisite, escape to Felker Lake! Imagine slipping away from the business of day to day to breath in the tranquility of lake life living. This charming home is meticulously cared for, wonderfully updated & decorated with high end quality finishings throughout. Pristine lakeshore a stones throw from your ground level patio makes utilizing your beach a breeze. From the country kitchen to vintage looking bathrooms you'll feel as though you've walked into the pages of a magazine. Adorable 3 bedroom non basement rancher with 2 full baths. Roomy double car garage and storage shed/shop complete the package. If you're looking to simplify or for a weekend escape then this is it. Come check it out!