


Presented by:  
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Williams Lake (Zone 27), Williams Lake - City Residential Attached  
**# 42 350 PEARKES DR, V2G 4T2** MLS# N235154 **Active**



List Price: \$178,000	Previous Price: \$184,800
Subdiv/Complex:	
Frontage:	Approx Yr Blt: 1999
Depth/Size:	PID: 023-664-665
Lot SqFt: 0	Age at List Date: 15
Exposure:	Bedrooms: 3
Stories in Bldg:	Bathrooms: 2
Flood Plain: No	Full Baths: 1
Meas. Type:	Half Baths: 1
Fixtures Lsd: N	
Fixt Removed: N	
View: Y - MOUNTAINS	

Style of Home: Basement Entry, 3 Storey	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Single, Open	
Exterior: Vinyl		
Rain Screen:	R/I Plumbing:	
Type of Roof: Asphalt	Dist to Public Trans: A	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata:
Flooring: Vinyl/Linoleum, Wall/Wall/Mixed	Locker:	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Forced Air, Natural Gas	Title to Land: Freehold Strata	
No. of Fireplaces: 0	Seller's Interest: Registered Owner	
Fireplace Fuel: None	Mortgage Info: \$0	
Outdoor Area: Patio(s)		
Mngmt Co:	Property Disclosure: Y	
Mngmt Ph:	Bylaw Restrictions: Pets Allowed w/Rest.	
	Maint Fee: \$140.00	

Maint Charge Incl: Gardening, Garbage Pickup

Legal: STRATA LOT 42 DISTRICT LOT 8815 CARIBOO DISTRICT STRATA PLAN PGS194  
Amenities: None  
Features Incl: Dishwasher, Refrigerator, Stove

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Family Room	14'4 X 12'3						
Bsmt	Entrance Hall	5' X 6'8						
Main F.	Living Room	13'8 X 16'						
Main F.	Kitchen	10' X 9'5						
Main F.	Eating Area	6'6 X 10'						
Above	Bedroom	8'5 X 12'9						
Above	Bedroom	9'6 X 8'6						
Above	Master Bedroom	14' X 11'5						

<b>Floor Area (SqFt):</b>	Total # Rooms: 8	<b>Bathrooms</b>
Finished Floor Area Main: 660	Finished Levels: 3	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 550	Basement Area: Part, Fully Finished	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 240	Bsmt Height:	4
Total Finished Floor Area: 1,450	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,450		8

Listing Broker(s): Tanya Rankin Ltd

Quality condo in desirable Sun Ridge Gardens. This hard-working floor plan feels spacious and roomy, with basement entry and single car garage. The 3 bedrooms, 1.5 baths and bonus family room make it easy for a family or for a first time buyer. Nicely laid out kitchen with sunny exposure to backyard patio. This is a great complex if you like outdoor activities with easy access to walking trails. Close to town, yet private. Come and check it out!