

Presented by:
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Williams Lake (Zone 27), Esler/Dog Creek

MLS# N236198

Residential Detached

811 MUSSELL PL, V2G 4L1

Active



List Price: \$175,000

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	4	PID:	018-431-356
Depth/Size:		Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	1	Approx Yr Blt:	9999
Rear Yard Exp:		Half Baths:	1	Age at List Date:	999
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$1,728 (2013)
Flood Plain:	No	Zoning:	R2		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Septic, Water				

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double, Open
Exterior:	Wood		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Title to Land:	Freehold NonStrata
Flooring:	Wall/Wall/Mixed	Seller's Interest:	Registered Owner
Water Supply:	Well - Drilled	Mortgage Info:	\$0
Heat/Fuel:	Forced Air, Natural Gas		
No. of Fireplaces:	0	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:	None		Out Buildings:
Outdoor Area:	Sundeck(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL PGP37513 DL 9849 LD 05 PARCEL 1.
Amenities: None
Site Influences: Paved Road
Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10' X 15'			X			X
Main F.	Living Room	14' X 20'			X			X
Main F.	Master Bedroom	10' X 11'			X			X
Main F.	Bedroom	7'9 X 10'6			X			X
Main F.	Bedroom	7'11 X 10'			X			X
Main F.	Laundry	7' X 12'			X			X
Bsmt	Recreation Room	30' X 20'			X			X
Bsmt	Bedroom	9' X 11'			X			X
Bsmt	Storage	22' X 10'			X			X
		X			X			

Floor Area (SqFt):		Total # Rooms:	9	Bathrooms	1 4 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	1,280	# Kitchens:	1		2 2 Piece; Ensuite: N; Level: Bsmt
Finished Floor Up SqFt:	0	Finished Levels:	2		3
Finished Floor Down:	0	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	1,280	Basement Area:	Full, Fully Finished		5
Total Finished Floor SqFt:	2,560				6
		Suite:	None		7
Unfinished Floor:	0				8
Grand Total Floor Area:	2,560				

Listing Broker(s): Tanya Rankin Ltd

Cozy, older, well cared for home only minutes from town. You'll enjoy the feeling of country living on this wonderful, level lot that's beautifully landscaped, complete with backyard deck and firepit. Fully finished basement is perfect for kids and hosting a festive affair for family and friends. Level entry with laundry and 3 spacious bedrooms on the main floor, plus an optional 4th down. There's lots of room for everyone! You will enjoy the double garage during the long, snowy winter. Septic has recently been pumped, new roof (August 2013), freshly-painted exterior (summer 2013), and new plywood on the deck.