

Presented by:
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Williams Lake (Zone 27), Williams Lake - City MLS# N238847 Residential Detached
142 COUNTRY CLUB BV, V2G 3T2 **Active**



List Price: \$334,900

Complex/Subdiv:

| | | |
|--|----------------------|---------------------------|
| Frontage: 0.00 ft | Bedrooms: 4 | PID: 008-370-575 |
| Depth/Size: | Bathrooms: 3 | Type: House/Single Family |
| Lot Area SqFt: 0.00 | Full Baths: 3 | Approx Yr Blt: 1972 |
| Rear Yard Exp: | Half Baths: 0 | Age at List Date: 42 |
| Meas Type: Feet | If New GST/HST Incl: | Taxes: \$3,447 (2013) |
| Flood Plain: No | Zoning: R1 | |
| View: Y - WILLIAMS LAKE | | |
| Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water | | |

| | | |
|---|--|-----------------------------------|
| Style of Home: Rancher/Bungalow w/Bsmt. | Total Parking: | Covered Parking: |
| Construction: Frame - Wood | Parking Access: | |
| Foundation: Concrete Perimeter | Parking Facilities: Carport; Single, Open, RV Parking Avail. | |
| Exterior: Wood | | |
| Rainscreen: | R/I Plumbing: | Dist to School Bus: |
| Type of Roof: Asphalt | Possession: | |
| Renovations: | Reno Year: | Title to Land: Freehold NonStrata |
| Flooring: Vinyl/Linoleum, Wall/Wall/Mixed | Seller's Interest: Registered Owner | Mortgage Info: \$0 |
| Water Supply: City/Municipal | Property Disclosure: Y | Out Buildings: |
| Heat/Fuel: Forced Air, Natural Gas | | |
| No. of Fireplaces: 2 | R/I Fireplaces: | |
| Fireplace Fuel: Other | | |
| Outdoor Area: Patio(s) & Deck(s) | | |
| Pad Rental: | | |
| Fixtures Leas: N | | |
| Fixt Removed: N | | |

Legal: LOT 22 DISTRICT LOT 71 CARIBOO DISTRICT PLAN 18897

Amenities:

Site Influences: Cul-de-Sac, Golf Course Dev., Golf Course Nearby, Paved Road

Features Incl: Dishwasher, Refrigerator, Stove

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|-----------------|----------------|-------|---------|------------|-------|------|------------|
| Main F. | Living Room | 14'2" X 17' | Bsmt | Laundry | 7'4" X 12' | | | X |
| Main F. | Dining | 12' X 9'6" | | | | | | X |
| Main F. | Eating Area | 6' X 7' | | | | | | X |
| Main F. | Kitchen | 10'8" X 9' | | | | | | X |
| Main F. | Bedroom | 9'10" X 10'10" | | | | | | X |
| Main F. | Bedroom | 10'5" X 10'10" | | | | | | X |
| Main F. | Master Bedroom | 14'8" X 11'6" | | | | | | X |
| Bsmt | Recreation Room | 13'4" X 25' | | | | | | X |
| Bsmt | Bedroom | 10'8" X 10'4" | | | | | | X |
| Bsmt | Storage | 14' X 19' | | | | | | X |

| | | |
|----------------------------------|--------------------------------------|---------------------------------------|
| Floor Area (SqFt): | | Bathrooms |
| Main Floor Area SqFt: 1,400 | Total # Rooms: 11 | 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: 2 | 3 3 Piece; Ensuite: N; Level: Bsmt |
| Finished Floor Bsmt SqFt: 1,400 | Crawl/Bsmt Height: 4 | |
| Total Finished Floor SqFt: 2,800 | Basement Area: Full, Partly Finished | 5 |
| | | 6 |
| Unfinished Floor: 0 | Suite: None | 7 |
| Grand Total Floor Area: 2,800 | | 8 |

Listing Broker(s): Tanya Rankin Ltd

Wonderful well built home in prime older established location at the prestigious Williams Lake Golf & Country Club. Sit back to embrace the view from your oversized picture window, fabulous for enjoying the sunrise and early morning golfers. Great outdoor living space with easy maintenance decks and railings, great for BBQ and relaxing with a glass of wine. Natural light and sunshine flood through the home making it cozy and inviting with quality updates. Loads of storage and quality updates make this home move in ready. Come check it out!