

Presented by:
Tanya Rankin

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Williams Lake (Zone 27), Lakeside Rural

MLS# N239517

Residential Detached

1949 S LAKESIDE DR, V2G 5G1

Active



List Price: \$153,500

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	3	PID:	024-504-548
Depth/Size:		Bathrooms:	2	Type:	Manufactured with L
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	1994
Rear Yard Exp:		Half Baths:	0	Age at List Date:	20
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$1,202 (2014)
Flood Plain:	No	Zoning:	R2		
View:	Y - WILLIAMS LAKE				
Serv. Connected:	Electricity, Natural Gas, Septic, Water				

Style of Home:	Manufactured/Mobile	Total Parking:	Covered Parking:
Construction:	Manufactured/Mobile	Parking Access:	
Foundation:	Other	Parking Facilities:	Open
Exterior:	Vinyl		
Rainscreen:		R/I Plumbing:	Dist to Public Trans:
Type of Roof:	Asphalt		Dist to School Bus:
Renovations:		Reno Year:	Possession:
Flooring:	Laminate, Vinyl/Linoleum, Wall/Wall/Mixed		Title to Land:
Water Supply:	Well - Drilled		Seller's Interest:
Heat/Fuel:	Forced Air, Natural Gas		Mortgage Info:
No. of Fireplaces:	0	R/I Fireplaces:	Property Disclosure:
Fireplace Fuel:	None		Out Buildings:
Outdoor Area:	Patio(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL PGP44126 LT 1 DL 8833 LD 05 MHR# 74597 CSA# S16215
Amenities: None
Site Influences: Paved Road, Private Setting
Features Incl: Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	11'10 X 12'10			X			X
Main F.	Laundry	7'4 X 3'2			X			X
Main F.	Kitchen	13' X 6'			X			X
Main F.	Eating Area	6'6 X 8'			X			X
Main F.	Living Room	14'4 X 12'9			X			X
Main F.	Bedroom	10'6 X 9'			X			X
Main F.	Bedroom	13' X 9'			X			X
Main F.	Entrance Hall	10'6 X 3'2			X			X
		X			X			
		X			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,160	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	1,160	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	1,160	8

Listing Broker(s): Tanya Rankin Ltd

Spectacular setting with privacy, killer view and affordable living! You simply can't go wrong with this 3 bedroom home complete with fenced yard! Enjoy the fantastic 360 sq ft front yard deck while soaking in the sunshine and full panoramic view of Williams Lake. This truly is a hidden gem perfectly laid out with heaps of natural light, private master bedroom and a 4 piece ensuite, it's move in ready! Come check it out!