

Presented by:
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Williams Lake (Zone 27), Williams Lake - City

MLS# N240085

Residential Detached

310 CROSINA CR, V2G 3H9

Active



List Price: \$337,500

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	4	PID:	026-454-084
Depth/Size:		Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	3	Approx Yr Blt:	2006
Rear Yard Exp:		Half Baths:	0	Age at List Date:	8
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,835 (2013)
Flood Plain:	No	Zoning:	R1		
View:	Y - WILLIAMS LAKE AND TOWN				
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:	Garage; Double, Open
Exterior:	Vinyl		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Renov Year:	
Flooring:	Hardwood, Tile, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal	Seller's Interest:	Registered Owner
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0
No. of Fireplaces:	2	R/I Fireplaces:	
Fireplace Fuel:	Gas - Propane	Property Disclosure:	Y
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)	Out Buildings:	
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL BCP20297 LT 3 DL 8841 LD 05
Amenities: None
Site Influences: Golf Course Nearby, Paved Road
Features Incl: Dishwasher, Refrigerator, Stove, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10' X 8'	Bsmt	Laundry	12'10 X 13'6			X
Main F.	Entrance Hall	8'9 X 5'	Bsmt	Storage	12' X 9'			X
Main F.	Master Bedroom	13'8 X 12'						X
Main F.	Living Room	12' X 13'						X
Main F.	Dining	11' X 8'						X
Main F.	Bedroom	10'2 X 9'						X
Main F.	Bedroom	12'4 X 9'10						X
Bsmt	Family Room	17'3 X 14'						X
Bsmt	Recreation Room	19'5 X 12'10						
Bsmt	Bedroom	12'10 X 11'2						

Floor Area (SqFt):		Total # Rooms:	12	Bathrooms	1 4 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	1,345	# Kitchens:	1		2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2		3 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down:	0	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	1,345	Basement Area:	Full, Fully Finished		5
Total Finished Floor SqFt:	2,690				6
Unfinished Floor:	0	Suite:	None		7
Grand Total Floor Area:	2,690				8

Listing Broker(s): Tanya Rankin Ltd

Fabulous level entry home with open concept floor plan and spectacular view of Williams Lake! Unique layout offers a sense of privacy in the master bedroom (complete with walk-in closet and ensuite). You'll love the hard-working boot room that's great for kids, bags, backpacks and boots. Wonderful central island and full pantry make this kitchen a delight for cooking and entertaining. Ideal basement with 4th bedroom, movie room and laundry. The fully fenced backyard is ideal for pets and toddlers. Come and check it out!