

Presented by:
Tanya Rankin
Tanya Rankin
Phone: (250) 392-0371 Cell: (250)392-0371
Email: tanya@tanyarankin.com
Website: <http://www.williamslakerealestate.com>

Williams Lake (Zone 27), Williams Lake - Rural North

MLS# N240188

Residential Detached

2270 BUTCHER RD, V2G 5C9

Active



List Price: \$212,500

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	4	PID:	009-583-904
Depth/Size:		Bathrooms:	3	Type:	House with Acreage
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	9999
Rear Yard Exp:		Half Baths:	1	Age at List Date:	999
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$1,834 (2014)
Flood Plain:	No	Zoning:	R2		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Septic, Water				

Style of Home:	2 Storey w/Bsmt.	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Open, RV Parking Avail.
Exterior:	Wood		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Metal	Possession:	
Renovations:		Renovation Year:	
Flooring:	Hardwood, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata
Water Supply:	Well - Drilled	Seller's Interest:	Registered Owner
Heat/Fuel:	Baseboard, Electric	Mortgage Info:	\$0
No. of Fireplaces:	1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:	Gas - Natural	Out Buildings:	
Outdoor Area:	Patio(s) & Deck(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: LOT 2 DL 8854 CARIBOO DISTRICT PLAN 21140
Amenities:
Site Influences: Paved Road, Private Setting, Private Yard, Rural Setting, Treed
Features Incl: Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 13'6	Bsmt	Entrance Hall	6'10 X 7'			X
Main F.	Dining	8' X 10'						X
Main F.	Kitchen	11' X 7'4						X
Main F.	Bedroom	9' X 11'10						X
Above	Master Bedroom	19'4 X 13'6						X
Above	Bedroom	11'4 X 10'						X
Above	Bedroom	10' X 11'5						X
Bsmt	Recreation Room	22'7 X 11'6						X
Bsmt	Utility	11' X 11'4						
Bsmt	Laundry	6'8 X 9'						

Floor Area (SqFt):		Total # Rooms:	11	Bathrooms	1 3 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	716	# Kitchens:	1		2 4 Piece; Ensuite: N; Level: Above
Finished Floor Up SqFt:	716	Finished Levels:	3		3 2 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down:	0	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	716	Basement Area:	Full, Fully Finished		5
Total Finished Floor SqFt:	2,148				6
Unfinished Floor:	0	Suite:	None		7
Grand Total Floor Area:	2,148				8

Listing Broker(s): Tanya Rankin Ltd

Country setting with just over 3 acres, only 5 minutes from town. You can't help but fall in love with the character and charm! This adorable Lindell Cedar home is efficient and hardworking with 4 bedrooms and 2.5 baths on 3 floors. Embrace the warmth of the wood finishings and large picture windows, plus updated wrap-around deck. If you're looking for a little picturesque privacy, lovely gardens, and a place to call home, then this is it. Come and check it out!