

Presented by:  
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Williams Lake (Zone 27), Williams Lake - City MLS# N241153 Residential Detached  
**78 EAGLE CR, V2G 5K2** **Active**



List Price: \$278,500

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 024-271-608
Depth/Size:	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 3	Approx Yr Blt: 2007
Rear Yard Exp:	Half Baths: 0	Age at List Date: 7
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,573 (2014)
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: Garage; Double, Open
Exterior: Vinyl	
Rainscreen:	R/I Plumbing: Dist to Public Trans: 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
Water Supply: City/Municipal	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: Fenced Yard, Patio(s) & Deck(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed: N	

Legal: LOT A DL8840 LD05 PL PGP 42999  
 Amenities: None  
 Site Influences: Golf Course Nearby, Lane Access, Paved Road  
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	9' X 10'	Bsmt	Bedroom	8'10 X 16'8			X
Main F.	Living Room	10' X 16'						X
Main F.	Dining	11'8 X 9'6						X
Main F.	Master Bedroom	12'10 X 12'5						X
Main F.	Bedroom	9'8 X 11'						X
Main F.	Foyer	5'7 X 14'						X
Main F.	Laundry	7'7 X 6'						X
Bsmt	Recreation Room	15'10 X 25'						X
Bsmt	Storage	5'5 X 13'9						X
Bsmt	Bedroom	9'5 X 12'2						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,200	Total # Rooms: 11	1 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt: 1,200	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,400	Basement Area: Full, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,400		8

Listing Broker(s): Tanya Rankin Ltd

Incredible value in prime re-sale location. This efficient hardworking floor plan is ideal when you want a simplified lifestyle & to enjoy a killer view of Williams Lake. Wonderful easy maintenance yard with fully fenced front and unique alley access for overflow parking. It's an ideal home at any stage of life with quality finishing. 2 bedrooms on the main and an open concept floor plan. The finished basement takes full advantage of the square footage with 2 spacious bedrooms, family room, wide hallways and full bathroom. So well cared for and immaculately kept it's move in ready. Come check it out!