

Presented by:  
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Williams Lake (Zone 27), Williams Lake - City MLS# N242279 Residential Detached  
**1215 RESKER PL, V2G 4H9** **Active**



List Price: \$237,500

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 007-761-571
Depth/Size:	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 2	Approx Yr Blt: 1980
Rear Yard Exp:	Half Baths: 1	Age at List Date: 35
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,608 (2014)
Flood Plain: No	Zoning: R1	
View: Y - MOUNTAINS		
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: Split Entry, 2 Storey	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Single, Open	
Exterior: Aluminum		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Hardwood, Laminate, 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: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: None		Out Buildings:
Outdoor Area: Fenced Yard, Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 25359 LT 33 DL 588 LD 05  
 Amenities: None  
 Site Influences: Central Location, Cul-de-Sac, Paved Road  
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	14' X 10'			X			X
Main F.	Dining	8'4 X 10'6			X			X
Main F.	Living Room	15'8 X 16'10			X			X
Main F.	Bedroom	10' X 8'5			X			X
Main F.	Bedroom	11'5 X 10'			X			X
Main F.	Master Bedroom	12'4 X 10'4			X			X
Bsmt	Bedroom	9' X 8'2			X			X
Bsmt	Recreation Room	12'7 X 16'2			X			X
Bsmt	Games Room	15'5 X 10'8			X			X
Bsmt	Laundry	11' X 9'			X			X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,200	Total # Rooms: 10	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 900	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,100	Basement Area: Part, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,100		8

Listing Broker(s): Tanya Rankin Ltd

This little piece of paradise is impeccably well cared for from top to bottom, bursting with pride of ownership & love. Wonderfully decorated & with sharp attention to detail. Gorgeous engineered maple floors, ceramic tile & family friendly open concept kitchen. 3 bedrooms up with optional 4th down & 2.5 full baths, it's ideal for the growing family. You'll enjoy the easy access out onto spacious deck perfect for outdoor living, summer fun & barbeque season! Situated on desirable & quiet dead end street with wonderfully landscaped fenced backyard. Enjoy the view of mountains off towards the repeater tower while being within the city limits. This is a home that's move in ready. Come check it out!