

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

Williams Lake (Zone 27), Lakeside Rural Residential Detached  
**2448 SUTTON RD, V2G 5H4** **MLS# N242657** **Active**



List Price: \$517,500

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 013-408-101
Depth/Size:	Bathrooms: 3	Type: House/Single Family
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: \$4,601 (2014)
Flood Plain: No	Zoning: R1	
View: Y - WILLIAMS LAKE		
Serv. Connected: Electricity, Natural Gas, Septic, Water		

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to School Bus:
Type of Roof: Asphalt	Possession:	
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring: Hardwood, Laminate, Tile		Seller's Interest: Registered Owner
Water Supply: Well - Drilled		Mortgage Info: \$0
Heat/Fuel: Forced Air, Natural Gas		
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural, Wood		Out Buildings:
Outdoor Area: Fenced Yard, Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 7762 LT 11 DL 8829 LD 05 EXCEPT PLAN BCP10565 CD  
 Amenities: None, Storage  
 Site Influences: Paved Road, Waterfront Property  
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 15'	Bsmt	Recreation Room	10' X 14'			X
Main F.	Kitchen	13' X 10'	Bsmt	Foyer	13' X 6'			X
Main F.	Family Room	17' X 12'6"	Bsmt	Bedroom	12' X 13'			X
Main F.	Dining	9'6" X 12'	Bsmt	Storage	15' X 16'			X
Main F.	Foyer	6' X 6'	Bsmt	Other	8'8" X 14'			X
Main F.	Bedroom	10'10" X 10'4"			X			X
Main F.	Bedroom	8'8" X 12'8"			X			X
Main F.	Master Bedroom	12'8" X 11'8"			X			X
Main F.	Foyer	6' X 6'			X			
Main F.	Storage	7'6" X 6'7"			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	1,648	Total # Rooms:	15
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	1,355	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	3,003	Basement Area:	Full, Fully Finished
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	3,003		7
			8

Listing Broker(s): Tanya Rankin Ltd

Spectacular retreat in prime waterfront setting with gently sloping beach access and so much more. This is an amazing family home perfectly set up for embracing all the amenities that lake life has to offer. Imagine every day being a holiday at the cabin while swimming, boating, skating and outdoor activities take center stage. 3 bedrooms on the main with guest room down, updated bathrooms and wonderful hardwood floors. If you're looking for heaps of natural sunshine and southern exposure, then this will be your paradise. Come and check it out!