

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), 150 Mile House **MLS# N242769** Residential Detached
3352 PIGEON RD, V0K 2C0 **Active**



List Price: \$142,500

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 3	PID: 025-931-270
Depth/Size:	Bathrooms: 1	Type: Manufactured with L
Lot Area SqFt: 0.00	Full Baths: 1	Approx Yr Blt: 9999
Rear Yard Exp:	Half Baths: 0	Age at List Date: 999
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$792 (2014)
Flood Plain: No	Zoning: RR2	
View: Y - LAKE		
Serv. Connected: Electricity, Natural Gas, Septic, Water		

Style of Home: Manufactured/Mobile	Total Parking:	Covered Parking:
Construction: Manufactured/Mobile	Parking Access:	
Foundation: Other	Parking Facilities: Open, RV Parking Avail.	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing:	Dist to School Bus:
Type of Roof: Asphalt	Possession:	
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring: Laminate, Wall/Wall/Mixed, Other		Seller's Interest: Registered Owner
Water Supply: Well - Drilled		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: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL BCP10002 LT 1 LD 05 SEC 12 TWP 42 MHR#037623 CSA#37623 BCE#214650

Amenities: None

Site Influences: Paved Road, Private Setting, Private Yard, Rural Setting

Features Incl: Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'6" X 13'			X			X
Main F.	Kitchen	9'10" X 8'			X			X
Main F.	Eating Area	7' X 6'			X			X
Main F.	Laundry	5' X 7'5"			X			X
Main F.	Bedroom	7'9" X 7'9"			X			X
Main F.	Bedroom	10' X 7'9"			X			X
Main F.	Master Bedroom	10'9" X 10'2"			X			X
Main F.	Other	10'3" X 19'3"			X			X
		X			X			
		X			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,035	Total # Rooms: 8	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2
Finished Floor Down: 0	Finished Levels: 1	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 1,035	Basement Area: None	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 1,035		8

Listing Broker(s): Tanya Rankin Ltd

Wow! This home breathes tranquility and calm the minute you step inside. With breathtaking warmth and sunshine flooding through, to the quaint waterfront view of Eagle Lake. Fly fishing for the hobbyist right outside your front door. The 1979, 3 bedroom mobile is well cared for and loved, with updated appliances, flooring, furnace and air conditioning. You'll enjoy morning coffee watching the abundant wildlife while sitting outside on the 16x30' deck. If you're an enthusiastic bird-watcher, this may be your paradise. Come and check it out!