

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

Williams Lake (Zone 27), Williams Lake - City Residential Attached
5 350 PEARKES DR, V2G 4T2 MLS# N243232 **Active**



List Price:	\$198,000	Previous Price:	
Subdiv/Complex:			
Frontage:	0.00	Approx Yr Bilt:	1994
Depth/Size:		PID:	019-122-586
Lot SqFt:	1,787	Age at List Date:	21
Exposure:		Zoning:	R3
Stories in Bldg:		Bedrooms:	2
Flood Plain:	No	Bathrooms:	3
Meas. Type:	Feet	Full Baths:	2
Fixtures Lsd:	N	Half Baths:	1
Fixt Removed:	N	Taxes:	\$2,334 (2014)
View:	Y - TOWN AND MOUNTAINS		
		GST/HST Incl?:	
		Tax Incl Utilities:	No
		Apprvl Reqd:	

Style of Home:	End Unit, Ground Level Unit	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single, Open
Exterior:	Vinyl		
Rain Screen:		R/I Plumbing:	
Type of Roof:	Asphalt	Dist to Public Trans:	Dist to School/Bus:
Renovations:		Units in Development:	Total Units in Strata:
Flooring:	Laminate, Wall/Wall/Mixed	Locker:	
Water Supply:	City/Municipal	Possession:	
Heat/Fuel:	Forced Air, Natural Gas	Title to Land:	Freehold Strata
No. of Fireplaces:	2	Seller's Interest:	Registered Owner
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0
Outdoor Area:	Patio(s) & Deck(s)	Property Disclosure:	Y
Mngmt Co:		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed
Mngmt Ph:		Maint Fee:	\$145.00

Maint Charge Incl: Caretaker, Gardening, Management

Legal: STRATA LOT 5 DISTRICT LOT 8815 CARIBOO DISTRICT STRATA PLAN PGS 194 STRATA LOT AS SHOWN ON FORI
 Amenities: None
 Features Incl: Dishwasher, Refrigerator, Stove
 Site Influences: Central Location, Paved Road, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 11'						
Main F.	Dining	10' X 12'9"						
Main F.	Kitchen	9'6" X 8'1"						
Main F.	Eating Area	8'6" X 7'						
Main F.	Foyer	6'5" X 8'						
Above	Master Bedroom	12'9" X 14'8"						
Above	Bedroom	10'1" X 9'1"						
Bsmt	Family Room	19'8" X 11'						
Bsmt	Office	11'3" X 7'4"						
Bsmt	Storage	6' X 5'8"						

Floor Area (SqFt):	Total # Rooms:	10	Bathrooms
Finished Floor Area Main:	Finished Levels:	3	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	Full, Fully Finished	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:			3 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): Tanya Rankin Ltd

Affordable living in the heart of the Cariboo! When you're looking to keep a low-maintenance lifestyle, then condo living is the answer! It leaves you with time to fully enjoy all the outdoor recreation that this prime location offers, with back-door access to the entire Fox Mountain trail network (renowned for its world-class biking). You'll love living in a modern, fully finished, updated 2 bedroom condo complete with 2 full baths. With a 180-degree panoramic view of Westridge Estates and the city, plus down the valley, you will embrace evening storm-watching and sunsets galore. Curl up for a movie in the lower-level rec room with double French doors to the outside. With air conditioning, eng hardwood flooring, and so much more!