

Presented by:  
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Williams Lake (Zone 27), Lakeside Rural

MLS# N243353

Residential Detached

**2119 AQUA VIEW PL, V2G 1M3**

**Active**



List Price: \$317,000

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	4	PID:	006-272-665
Depth/Size:		Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	1995
Rear Yard Exp:		Half Baths:	1	Age at List Date:	20
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,445 (2014)
Flood Plain:		Zoning:	R2		
View:	Y - WILLIAMS LAKE & MOUNTAINS				
Serv. Connected:	Electricity, Natural Gas, Septic, Water				

Style of Home:	2 Storey w/Bsmt.	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double, Open, RV Parking Avail.
Exterior:	Stucco		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Reno Year:	
Flooring:	Hardwood, Vinyl/Linoleum, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata
Water Supply:	Community	Seller's Interest:	Registered Owner
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0
No. of Fireplaces:	1	R/I Fireplaces:	
Fireplace Fuel:	Gas - Natural	Property Disclosure:	Y
Outdoor Area:	Sundeck(s)	Out Buildings:	
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: LOT F DL8832 & 8838 CD PL 27900  
Amenities: None  
Site Influences: Cul-de-Sac, Paved Road, Treed  
Features Incl: Dishwasher, Refrigerator, Stove, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'10" X 15'6"	Bsmt	Storage	19'4" X 9'			X
Main F.	Dining	11'6" X 13'10"	Bsmt	Office	7'6" X 9'3"			X
Main F.	Kitchen	12' X 11'2"	Bsmt	Media Room	12'10" X 14'10"			X
Main F.	Eating Area	9' X 6'6"			X			X
Main F.	Family Room	11'9" X 8'			X			X
Main F.	Master Bedroom	15'7" X 11'10"			X			X
Above	Bedroom	11'8" X 11'11"			X			X
Above	Bedroom	10'7" X 11'10"			X			X
Above	Bedroom	15'2" X 11'10"			X			
Bsmt	Recreation Room	21'9" X 15'6"			X			

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	13	<b>Bathrooms</b>	1 2 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	1,180	# Kitchens:	1		2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	660	Finished Levels:	3		3 4 Piece; Ensuite: N; Level: Above
Finished Floor Down:	0	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	940	Basement Area:	Full, Partly Finished		5
Total Finished Floor SqFt:	2,780				6
Unfinished Floor:	0	Suite:	None		7
Grand Total Floor Area:	2,780				8

Listing Broker(s): Tanya Rankin Ltd

Clean, contemporary elegance with rare architectural interest & unique floor plan! This is a hard working family home with spacious oversized bedrooms & heaps of closet space. With three bedrooms on the upper balcony it offers a private main floor master bedroom with ensuite & walk-in closet. You'll enjoy the fresh white kitchen with loads of windows & sunshine, complete with updated appliances, eating bar & quaint family room! The fully finished basement is ideal for movie room, wine cellar & loads of storage. Outside is a dream with paved parking, room for the RV, double car garage & a fenced yard - ideal for garden, pets & kids! Come check it out!