

Presented by:

Tanya Rankin

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Williams Lake (Zone 27), Lakeside Rural

MLS# N243828

Residential Detached

2105 KINGLET RD, V2G 5G3

Active



List Price: \$157,000

Complex/Subdiv:

Frontage: 0.00 ft

Bedrooms: 3

PID: 012-682-667

Depth/Size:

Bathrooms: 2

Type: House/Single Family

Lot Area SqFt: 0.00

Full Baths: 1

Approx Yr Blt: 1963

Rear Yard Exp:

Half Baths: 1

Age at List Date: 52

Meas Type: Feet

If New GST/HST Incl:

Taxes: \$1,581 (2014)

Flood Plain: No

Zoning: R2

View: Y - MOUNTAINS

Serv. Connected: Electricity, Natural Gas, Septic, Water

Style of Home: Split Entry, Rancher/Bungalow

Construction: Frame - Wood

Foundation: Other

Exterior: Vinyl

Rainscreen:

Type of Roof: Asphalt

Renovations:

Flooring: Hardwood, Laminate

Water Supply: Community

Heat/Fuel: Forced Air, Natural Gas

No. of Fireplaces: 1

Fireplace Fuel: None

Outdoor Area: Patio(s) & Deck(s)

Pad Rental:

Fixtures Leas: N

Fixt Removed: N

R/I Plumbing:

Reno Year:

R/I Fireplaces:

Total Parking:

Covered Parking:

Parking Access:

Parking Facilities: Garage; Single, Open

Dist to Public Trans:

Dist to School Bus:

Possession:

Title to Land: Freehold NonStrata

Seller's Interest: Registered Owner

Mortgage Info: \$0

Property Disclosure: Y

Out Buildings: /Garage Sz: 18' X 26'/Workshop Sz: 14'4 X 10'

Legal: LOT 16 DL 8832 LD 05 PL 10237

Amenities: None

Site Influences: Paved Road

Features Incl: Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10'11 X 14'			X			X
Main F.	Dining	8'8 X 11'			X			X
Main F.	Living Room	21' X 13'8			X			X
Main F.	Bedroom	10'5 X 8'10			X			X
Main F.	Bedroom	11'10 X 9'			X			X
Main F.	Master Bedroom	11'10 X 10'10			X			X
Main F.	Laundry	4'10 X 7'			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):

Main Floor Area SqFt: 1,200

Finished Floor Up SqFt: 0

Finished Floor Down: 0

Finished Floor Bsmt SqFt: 0

Total Finished Floor SqFt: 1,200

Unfinished Floor: 0

Grand Total Floor Area: 1,200

Total # Rooms: 7

Kitchens: 1

Finished Levels: 1

Crawl/Bsmt Height: 4

Basement Area: Crawl, None

Suite: None

Bathrooms

1 4 Piece; Ensuite: N; Level: Main F.

2 2 Piece; Ensuite: Y; Level: Main F.

3

4

5

6

7

8

Listing Broker(s): Tanya Rankin Ltd

Super sweet deal in Russet Bluff Estates! This charming 3 bedroom rancher has a wonderful fenced yard, heaps of sunshine and outdoor living space. Side deck is perfect for outdoor entertaining and BBQing. The single garage is an unexpectedbonus for the Cariboo lifestyle. With easy access to trails, asbestos pits and Russet Bluff, you'll never have to haul the toys...just ride from your own back door. The wood-burning unit is awesome for cuddling up on a cozy night. With updated windows and tasteful touches throughout, it's a little house to call home. Come and check it out!

RED Full Public

The enclosed information while deemed to be correct, is not guaranteed.

09-Apr-15 2:25 PM

PREC* indicates Personal Real Estate Corporation.