Presented by:

Tanya Rankin

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Williams Lake (Zone 27), Williams Lake - City

MLS# N244494

Residential Attached

Active



List Price: \$285,000 Previous Price:

Subdiv/Complex:

 Frontage:
 0.00
 Approx Yr Bit:
 2009
 PID:
 028-171-560

 Depth/Size:
 Type:
 Townhouse

 Lot SqFt:
 1,620
 Age at List Date:
 6
 Zoning:
 R3

Exposure: Bedrooms: 3 Taxes: \$3,241 (2014)
Stories in Bldg: Bathrooms: 3 GST/HST Incl?:
Flood Plain: No Full Baths: 2 Tax Incl Utilities: No

Meas. Type: Feet Half Baths: 1 Apprvl Reqd:
Fixtures Lsd: N

Fixt Removed: N

View: Y - WILLIAMS LAKE AND THE MOUNTAINS

Style of Home: 3 Level Split, Split Entry Total Parking: Covered Parking:

Construction: Frame - Wood Parking Access:

Foundation: Concrete Perimeter Parking Facilities: Garage; Single

Exterior: Vinyl
Rain Screen: R/I Plumbing:

Type of Roof: Asphalt Dist to Public Trans: Dist to School/Bus: Renovations: Reno Year: Units in Development: Total Units in Strata:

Reno Year: Units in Development: Flooring: Laminate, Vinyl/Linoleum, Wall/Wall/Mixed Locker:

Water Supply: City/Municipal Possession:

 Heat/Fuel:
 Forced Air, Natural Gas
 Title to Land:
 Freehold Strata

 No. of Fireplaces:
 1
 R/I Fireplaces:
 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.

Mngmt Ph: Maint Fee: \$181.00

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Management

Legal: STRATA LOT 5 DL 8818 CARIBOO DISTRICT STRATA PLAN EPS28 STRATA LOT AS SHOWN ON FORM V. Amenities: None

Features Incl: Dishwasher, Refrigerator, Stove

Site Influences: Paved Road, Cul-de-Sac

Floor	Type	Dimensions	Floor	Type	Dimension	is <u>Floor</u>	Type	<u>Dimensions</u>
Main F.	Kitchen	12' X 8'						
Main F.	Living Room	11'9 X 14'3						
Main F.	Dining	10'11 X 13'						
Bsmt	Office	18'2 X 10'5						
Above	Master Bedroom	11'3 X 14'2						
Above	Bedroom	12'10 X 8'7						
Above	Bedroom	8'10 X 9'8						

Floor Area (SqFt):		Total # Rooms:	7	<u>Ba</u>	athrooms_
Finished Floor Area Main:	720	Finished Levels:	3	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	720	Basement Area:	Part, Fully Finished	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3	3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt:	180	Bsmt Height:		4	
Total Finished Floor Area:	1,620	Restricted Age:		5	
		# Pets / Cats; Dogs	3:	6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,620			8	

Listing Broker(s): Tanya Rankin Ltd

Private, prime location in Williams Lake's newest condo complex. With panoramic view of the water, and easy access to renowned mountain-biking trails, hiking, and outdoor activity. Wonderful open-concept floor plan with backyard patio and full sun on the front deck. Plenty of room for outdoor entertaining. 3 bedrooms on the upper level, plus a den on the lower...and 2.5 baths! Offering a desirable, low-maintenance lifestyle, this multi-level townhouse is flooded with natural light, and is spacious and move-in ready. Come and check it out!