

Presented by:
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Williams Lake (Zone 27), Williams Lake - City MLS# N245444 Residential Detached
143 EAGLE CR, V2G 3P8 **Active**



List Price: \$325,000

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 028-441-664
Depth/Size:	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 2	Approx Yr Blt: 2011
Rear Yard Exp:	Half Baths: 0	Age at List Date: 4
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,813 (2014)
Flood Plain: No	Zoning: R1	
View: Y - WILLIAMS LAKE		
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

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

Legal: LOT 5 DL8840 CD PL BCP 47068
 Amenities: None
 Site Influences: Golf Course Nearby, Paved Road
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'2" X 18'			X			X
Main F.	Kitchen	9'6" X 13'			X			X
Main F.	Dining	9'6" X 12'6"			X			X
Main F.	Master Bedroom	11' X 11'			X			X
Main F.	Bedroom	10' X 9'6"			X			X
Main F.	Bedroom	9' X 10'8"			X			X
Bsmt	Bedroom	8' X 13'5"			X			X
Bsmt	Foyer	4'8" X 5'			X			X
Bsmt	Family Room	14'4" X 22'			X			
Bsmt	Laundry	7'9" X 10'6"			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,380	Total # Rooms: 10	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 630	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 2,010	Basement Area: Part, Fully Finished	5
		6
Unfinished Floor: 20	Suite: None	7
Grand Total Floor Area: 2,030		8

Listing Broker(s): Tanya Rankin Ltd

Wonderful unique backyard that's a one of a kind for Westridge Estates! Perfect for family, pets & privacy! Fully fenced & backing onto the Woodland Drive acreages you'll appreciate the sense of space! Built in 2011 by Macon Construction it's finely finished with modern decor & interior design. 3 bedrooms on the main, with 2 full baths plus optional 4th/den down and rough in for third bath. Practical, spacious and move in ready this home is a unexpected delight. Come check it out!