

Presented by:
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Williams Lake (Zone 27), Williams Lake - City MLS# N246528 Residential Detached
106 EAGLE CR, V2G 5K2 **Active**



List Price: \$368,500

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 5	PID: 027-931-854
Depth/Size:	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 3	Approx Yr Blt: 2010
Rear Yard Exp:	Half Baths: 0	Age at List Date: 5
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,474 (2015)
Flood Plain: No	Zoning: R1	

View: Y - LAKE, CITY, MOUNTAINS
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

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

Legal: PL BCP41027 LT 8 DL 8840 LD 05
 Amenities: None
 Site Influences: Central Location, Golf Course Nearby
 Features Incl: Dishwasher, Refrigerator, Sprinkler - Inground, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Dining	9' X 10'8	Bsmt	Eating Area	8' X 10'5			X
Main F.	Kitchen	11'6 X 12'6	Bsmt	Bedroom	11' X 13'5			X
Main F.	Living Room	12' X 14'6	Bsmt	Bedroom	12'6 X 11'8			X
Main F.	Foyer	5' X 11'	Bsmt	Gym	12'5 X 18'4			X
Main F.	Bedroom	11'8 X 9'10			X			X
Main F.	Laundry	8'3 X 6'			X			X
Main F.	Bedroom	9'3 X 8'10			X			X
Main F.	Master Bedroom	13'10 X 12'9			X			X
Bsmt	Living Room	12' X 10'			X			
Bsmt	Kitchen	11'5 X 10'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,390	Total # Rooms: 14	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 2	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt: 1,390	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,780	Basement Area: Full, Fully Finished	5
		6
Unfinished Floor: 0	Suite: Unauthorized Suite	7
Grand Total Floor Area: 2,780		8

Listing Broker(s): Tanya Rankin Ltd

Exceptional view with fully fenced backyard & alley/lane buffer for additional space & privacy. This wonderfully well laid out family home is immaculate, clean and move-in ready. With possible 6 bedrooms, 3 full baths & 2 kitchens, there's room for the entire family...or you'll love the additional \$1050/mo income (current rent with long term tenant) from the newly completed, modern 1 bdrm suite, while still enjoying partial use of your own basement! Home has had many recent upgrades including cement sidewalks, r/o system, water softener, garburator, central vac, underground irrigation, all combined with quality finishings to help give it a unique custom feel! With this easy-to-shovel driveway & double garage the package is complete