

Presented by:
Tanya Rankin

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Williams Lake (Zone 27), Williams Lake - Rural South

MLS# N247767

Residential Detached

4598 N CARIBOO 97 HY, V2G 4Z3

Active



List Price: \$342,000

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	5	PID:	014-988-089
Depth/Size:		Bathrooms:	4	Type:	House with Acreage
Lot Area SqFt:	0.00	Full Baths:	3	Approx Yr Blt:	1986
Rear Yard Exp:		Half Baths:	1	Age at List Date:	29
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$1,892 (2015)
Flood Plain:	No	Zoning:	RR3		

View:

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

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

Legal: DL 253 LD 05
Amenities: Pool; Outdoor, Workshop Detached
Site Influences: Paved Road, Private Setting, Private Yard, Rural Setting, Treed
Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	8'9" X 11'9"	Bsmt	Recreation Room	21' X 12'10"			X
Main F.	Family Room	9' X 13'4"	Bsmt	Other	11' X 12'10"			X
Main F.	Eating Area	6' X 8'	Bsmt	Bedroom	12' X 13'			X
Main F.	Dining	9'5" X 11'6"	Bsmt	Bedroom	15' X 12'			X
Main F.	Living Room	14'4" X 13'4"	Bsmt	Storage	21' X 15'5"			X
Main F.	Foyer	7'6" X 5'6"						X
Main F.	Bedroom	12' X 8'10"						X
Main F.	Bedroom	14' X 11'3"						X
Main F.	Laundry	7'6" X 8'10"						X
Main F.	Master Bedroom	12' X 12'8"						X

Floor Area (SqFt):		Total # Rooms:	15	Bathrooms	
Main Floor Area SqFt:	1,500	# Kitchens:	1	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	Crawl/Bsmt Height:		3	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Bsmt SqFt:	1,500	Basement Area:	Full, Fully Finished	4	4 Piece; Ensuite: N; Level: Bsmt
Total Finished Floor SqFt:	3,000			5	
		Suite:	None	6	
Unfinished Floor:	0			7	
Grand Total Floor Area:	3,000			8	

Listing Broker(s): Tanya Rankin Ltd

Privacy, trails, Crown land, and an amazing access to all outdoor activity right at your back door! This wonderfully situated home is an easy 20 minutes to Gibraltar Mine plus weekends at the renowned McLeese Lake Resort! Don't be misled as this family home looks small, but it's spacious and ideally laid out with three bedrooms up, a full master bath ensuite, 2 bdrms down plus an awesome family room for kids, entertaining and movie night! Step outside onto the newly resurfaced deck before you slide into your new above-ground pool for an afternoon of fun festivities & cool down. The double-sided fireplace makes for a magical Christmas morning that can't be beat! Your hobbies will drool over the 20x30' winred garage w/side shed.