

Active
N246380
 Board: N
 House/Single Family

2160 COMMODORE CRESCENT

Williams Lake (Zone 27)
 Williams Lake - Rural North
 V2G 5C9

Residential Detached
\$142,500 (LP)
 (SP)



Days on Market: **93** List Date: **6/22/2015** Expiry Date: **1/22/2016**
 Previous Price: **\$149,000** Original Price: **\$149,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **0.00** Approx. Year Built: **1985**
 Depth / Size: Frontage (metres): **0.00** Age: **30**
 Lot Area (sq.ft.): **0.00** Bedrooms: **4** Zoning: **R2**
 Flood Plain: **No** Bathrooms: **2** Gross Taxes: **\$882.00**
 Approval Req.?: Full Baths: **1** For Tax Year: **2014**
 Rear Yard Exp: Half Baths: **1** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **003-781-593**
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Septic, Water**

Style of Home: Split Entry	Total Parking: Covered Parking: Parking Access:
Construction: Frame - Wood	Parking: Open
Exterior: Wood	Dist. to Public Transit: Dist. to School Bus:
Foundation: Other	CSA/BCE: Title to Land: Freehold NonStrata
Rain Screen:	Reno. Year: Seller's Interest: Registered Owner
Renovations:	R.I. Plumbing: Property Disc.: Yes
# of Fireplaces: 0	R.I. Fireplaces:
Fireplace Fuel: None	PAD Rental:
Water Supply: Well - Drilled	Fixtures Leased: No
Fuel/Heating: Baseboard, Electric	Fixtures Rmvd: No
Outdoor Area: Patio(s) & Deck(s)	Registered:
Type of Roof: Asphalt	Floor Finish: Vinyl/Linoleum, Wall/Wall/Mixed

Legal: **LOT 3 PL21473 DL8854** Municipal Charges
 Amenities: **None** Garbage:
Water:
Dyking:
Sewer:
Other:
 Site Influences: **Paved Road, Treed**
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 11'			x			x
Main	Kitchen	10' x 8'			x			x
Main	Eating Area	8' x 7'			x			x
Main	Master Bedroom	12'2 x 11'7			x			x
Bsmt	Storage	10'9 x 9'4			x			x
Bsmt	Bedroom	8'7 x 9'5			x			x
Bsmt	Bedroom	8'10 x 11'5			x			x
Bsmt	Bedroom	8'11 x 10'			x			x
					x			
					x			

Finished Floor (Main): 640	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Bsmt	1	No	Workshop/Shed:
Finished Floor (Basement): 640	Suite: None	3				Pool:
Finished Floor (Total): 1,280 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 3 Beds not in Basement: 1	5				Door Height:
Grand Total: 1,280 sq. ft.	Basement: Crawl, Full, Fully Finished	6				
		7				
		8				

List Broker 1: **Tanya Rankin Ltd - Office: 250-392-0371** List Broker 2:
 List Sales Rep 1: **Tanya Rankin - Phone: 250-392-0371** tanya@tanyarankin.com Appointments: **Phone L.R. First**
 List Sales Rep 2: 3: Call: **TANYA RANKIN**
 Sell Broker 1: Phone: **250-392-0371**
 Sell Sales Rep 1: 2: 3:
 Owner: **TEDDY BEDDINGTON/LORRAINE BEDDINGTON**
 Commission: **3% ON 1ST \$100,000/1.2% ON BALANCE + GST** Occupancy: **Vacant**

Realtor **REALTOR feels it may be a preserved wood foundation.**
 Remarks:

Adorable & delightful minutes to town in sunny Commodore Cres. This is a great starter home with 1 bedroom on the main floor and plenty of space with an additional 3 down. Updated kitchen with easy access to lovely backyard deck & privacy. Great use of trees and shrubs has been planted in order to create a border between neighbours. Time to stop paying rent and start building equity. Come check it out!