

Active
R2011112

Board: N
House/Single Family

2167 BLUFF VIEW DRIVE

Williams Lake (Zone 27)
Lakeside Rural
V2G 5G2

Residential Detached
\$329,000 (LP)
(SP)
M H W F



Days on Market: **1** List Date: **10/26/2015** Expiry Date: **4/26/2016**
Previous Price: **\$0** Original Price: **\$329,000** Sold Date:
Meas. Type: **Feet** Frontage (feet): **0.00** Approx. Year Built: **2015**
Depth / Size: **0** Frontage (metres): **0.00** Age: **0**
Lot Area (sq.ft.): **0.00** Bedrooms: **4** Zoning: **RR1**
Flood Plain: **No** Bathrooms: **2** Gross Taxes: **\$648.71**
Approval Req.?: Full Baths: **2** For Tax Year: **2015**
Rear Yard Exp: Half Baths: **0** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **028-420-675**
View: **Yes: MOUNTAINS** Tour:
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **Community**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **None**
Type of Roof: **Asphalt**

CSA/BCE:
Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes:**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Registered:
Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 5 DISTRICT LOT 8838 CARIBOO DISTRICT PLAN BCP 47043**

Amenities: **None**

Site Influences: **Paved Road, Private Yard**
Features:

Municipal Charges
Garbage:
Water:
Dyking:
Sewer:
Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'6 x 13'			x			x
Main	Dining Room	9' x 10'			x			x
Main	Living Room	14'8 x 15'			x			x
Main	Bedroom	9'10 x 11'9			x			x
Main	Bedroom	9'10 x 10'10			x			x
Main	Master Bedroom	12'9 x 13'10			x			x
Main	Walk-In Closet	5'4 x 5'9			x			x
Bsmt	Foyer	7' x 9'			x			x
Bsmt	Bedroom	9'10 x 11'9			x			
Bsmt	Laundry	7'2 x 7'10			x			

Finished Floor (Main):	1,330	# of Rooms: 10	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	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	250	Suite: None	3				Pool:
Finished Floor (Total):	1,580 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 19'6X21'8
Unfinished Floor:	400	Beds in Basement: 1 Beds not in Basement: 3	5				Door Height: 7'
Grand Total:	1,980 sq. ft.	Basement: Part, Partly Finished	6				
			7				
			8				

List Broker 1: **Tanya Rankin Ltd - Office: 250-392-0371**

List Sales Rep 1: **Tanya Rankin - Phone: 250-392-0371**

List Sales Rep 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: **CHERIDAN ENTERPRISES LTD. INC. NO. BC0386445**

Commission: **3% ON 1ST \$100,000/1% ON BALANCE PLUS GST**

List Broker 2:

tanya@tanyarankin.com

Appointments:

Call:

Phone:

Phone L.R. First

TANYA RANKIN

250-392-0371

Occupancy: **Vacant**

Realtor
Remarks:

Love the way it feels when it's new! This top quality custom GL Construction home is a pleasure to the senses. Built with precision to top building code requirements plus has a full new home warranty package. Awesome open concept floor plan with easy access to front deck & level entry backyard. You'll love the plank floors combined with the crisp white, shaker cabinets - mixing a little modern with country charm. Wonderfully laid out with three bedrooms on the main, including two full baths, walk-in closet & an abundant of storage. Basement is partially finished great for theatre space & games. Ideal for families & growing kids in an incredible, well loved, quiet community neighborhood. Come check it out!

RED Full Realtor

The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.

10/27/2015 04:32 PM