

**Active**  
**R2015944**  
 Board: N  
 House/Single Family

## 342 CLEARVIEW CRESCENT

Williams Lake (Zone 27)  
 Williams Lake - City  
 V2G 2H5

Residential Detached  
**\$178,500** (LP)  
 (SP)



Days on Market: <b>2</b>	List Date: <b>11/16/2015</b>	Expiry Date: <b>5/16/2016</b>
Previous Price: <b>\$0</b>	Original Price: <b>\$178,500</b>	Sold Date:
Meas. Type: <b>Feet</b>	Frontage (feet): <b>0.00</b>	Approx. Year Built: <b>1964</b>
Depth / Size: <b>0</b>	Frontage (metres): <b>0.00</b>	Age: <b>51</b>
Lot Area (sq.ft.): <b>0.00</b>	Bedrooms: <b>4</b>	Zoning: <b>R1</b>
Flood Plain: <b>No</b>	Bathrooms: <b>2</b>	Gross Taxes: <b>\$2,677.10</b>
Approval Req.?:	Full Baths: <b>2</b>	For Tax Year: <b>2015</b>
Rear Yard Exp:	Half Baths: <b>0</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:	P.I.D.: <b>003-674-924</b>	Tour:
View: <b>Yes: MOUNTAINS &amp; CITY</b>		
Complex / Subdiv:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		

Style of Home: <b>Split Entry</b>	Total Parking:	Covered Parking:	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Single</b>		
Exterior: <b>Wood</b>			
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	
Rain Screen:	Title to Land: <b>Freehold NonStrata</b>		
Renovations:	Seller's Interest: <b>Registered Owner</b>		
# of Fireplaces: <b>2</b>	Property Disc.: <b>Yes:</b>		
Fireplace Fuel: <b>None</b>	PAD Rental:		
Water Supply: <b>City/Municipal</b>	Fixtures Leased: <b>No :</b>		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Fixtures Rmvd: <b>No :</b>		
Outdoor Area: <b>Fenced Yard, Patio(s) &amp; Deck(s)</b>	Registered:		
Type of Roof: <b>Asphalt</b>	Floor Finish: <b>Vinyl/Linoleum, Wall/Wall/Mixed</b>		

Legal: <b>LOT 10 BLOCK B DISTRICT LOT 588 CARIBOO DISTRICT PLAN 10743</b>	<u>Municipal Charges</u>
Amenities: <b>None</b>	Garbage:
	Water:
Site Influences: <b>Central Location, Paved Road</b>	Dyking:
Features: <b>Dishwasher, Refrigerator, Stove</b>	Sewer:
	Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'7" x 9'	Bsmt	Storage	8'8" x 12'			x
Main	Eating Area	6' x 7'6"	Bsmt	Kitchen	15'4" x 7'10"			x
Main	Dining Room	10' x 8'10"	Bsmt	Laundry	6' x 8'10"			x
Main	Living Room	13' x 19'			x			x
Main	Bedroom	9'6" x 11'			x			x
Main	Master Bedroom	12' x 11'8"			x			x
Main	Bedroom	9'9" x 8'9"			x			x
Bsmt	Family Room	12'7" x 18'6"			x			x
Bsmt	Mud Room	9'2" x 6'2"			x			
Bsmt	Bedroom	11'6" x 15'2"			x			

Finished Floor (Main): <b>1,200</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>2</b>	1	Main	5	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement): <b>1,200</b>	Suite: <b>Unauthorized Suite</b>	3				Pool:
Finished Floor (Total): <b>2,400 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>1</b> Beds not in Basement: <b>3</b>	5				Door Height:
Grand Total: <b>2,400 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>	6				
		7				
		8				

List Broker 1: <b>Tanya Rankin Ltd - Office: 250-392-0371</b>	List Broker 2:	Appointments:	<b>Phone L.R. First</b>
List Sales Rep 1: <b>Tanya Rankin - Phone: 250-392-0371</b>	<b>tanya@tanyarankin.com</b>	Call:	<b>TANYA RANKIN</b>
List Sales Rep 2:	3:	Phone:	<b>250-392-0371</b>
Sell Broker 1:			
Sell Sales Rep 1:	2:		
Owner: <b>JOHN HUMPHREY</b>			
Commission: <b>3% ON THE FIRST \$100,000 AND 1.2% ON THE BALANCE PLUS GST</b>			
		Occupancy: <b>Owner</b>	

Realtor  
 Remarks:

**Spacious family home centrally located on quiet side street with awesome view of city & mountains! You'll enjoy summer evenings & sunshine from the spacious deck directly off the kitchen ideal for entertaining. Level back yard is great for kids plus offers alley access! Three bedrooms on the main floor with small one bedroom in-law suite below makes it a great investment or easy mortgage helper. Single car garage is ideal for the snowy winter plus fantastic storage for the toys! Updated windows, furnace & hot water tank make it ready to call home. Come check it out!**