



Presented by:

# Tanya Rankin

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**Active**  
**R2024361**

Board: N  
 House/Single Family

## 124 COUNTRY CLUB BOULEVARD

Williams Lake (Zone 27)  
 Williams Lake - City  
 V2G 3T2

Residential Detached

**\$379,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$379,000</b>
Depth / Size (ft.):	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1972</b>
Lot Area (sq.ft.):	Bathrooms:	<b>3</b>	Age: <b>44</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>R1</b>
Rear Yard Exp:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$4,386.94</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>010-821-635</b>

View: **Yes: GOLF COURSE & WILLIAMS LAKE**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:  
 Parking: **Garage; Double, Open**  
 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** :  
 Floor Finish: **Other, Wall/Wall/Mixed**

Legal: **PL 18897 LT 19 DL 71 LD 05**

Amenities: **None**

Site Influences: **Cul-de-Sac, Golf Course Dev., Golf Course Nearby, Paved Road**  
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 15'8"	Bsmt	Laundry	5'10 x 6'2"			x
Main	Dining Room	10'9 x 11'	Below	Storage	8'11 x 11'10"			x
Main	Living Room	15'2 x 18'						x
Main	Foyer	8' x 6'						x
Main	Bedroom	13' x 9'10"						x
Main	Master Bedroom	16'8 x 11'4"						x
Bsmt	Bedroom	10'5 x 10'9"						x
Bsmt	Recreation	18'4 x 14'10"						x
Bsmt	Other	15'8 x 13'						x
Bsmt	Bedroom	15'10 x 10'10"						x

Finished Floor (Main): **1,430**  
 Finished Floor (Above): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **1,530**  
 Finished Floor (Total): **2,960 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **2,960 sq. ft.**

# of Rooms: **12**  
 # of Kitchens: **1**  
 # of Levels: **2**  
 Suite: **None**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **2** Beds not in Basement: **2**  
 Basement: **Full, Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	2	Yes
3	Bsmt	3	No
4			
5			
6			
7			
8			

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Door Height:

Listing Broker(s): **Tanya Rankin Ltd**

**Walk inside to a view that says wow! This spectacular golf course setting takes full advantage of space & privacy while absorbing the natural light of the solid wall of windows. Vaulted ceilings & hard wood floors bring a warm inviting tone to every room. You'll enjoy the updated kitchen with butcher block counters & double pantries, all combine to make an efficient hard working space. Easy access to patios off the front and back make it ideal for summer fun and entertaining. Step downstairs to enjoy a full daylight basement & curl up for a cozy evening movie in the home theatre room. So many great updates this home is truly "show home" ready. Come check it out!**