



Presented by:

**Tanya Rankin**

Tanya Rankin Ltd

Phone: 250-392-0371

[www.williamslakerealestate.com](http://www.williamslakerealestate.com)

[tanya@tanyarankin.com](mailto:tanya@tanyarankin.com)

TR

**Active**  
**R2026003**

Board: N  
House/Single Family

## 2185 BLUFF VIEW DRIVE

Williams Lake (Zone 27)

Lakeside Rural

V2G 5G2

Residential Detached

**\$337,500** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$337,500</b>
Depth / Size (ft.): <b>0</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1998</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms:	<b>3</b>	Age: <b>18</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>R2</b>
Rear Yard Exp:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,456.78</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>023-472-111</b>

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
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**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Garage; Double, Open, RV Parking Avail.**  
  
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: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 10 DISTRICT LOT 8838 CD PLAN PGP 40201**

Amenities: **Workshop Detached**

Site Influences: **Paved Road, Private Setting, Private Yard**  
Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Bsmt</b>	<b>Kitchen</b>	<b>10'10 x 14'</b>	<b>Bsmt</b>	<b>Bedroom</b>	<b>12'7 x 11'8</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>11' x 12'7</b>	<b>Bsmt</b>	<b>Laundry</b>	<b>8'10 x 7'5</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>16'6 x 14'10</b>	<b>Bsmt</b>	<b>Other</b>	<b>13'3 x 12'9</b>			<b>x</b>
<b>Main</b>	<b>Foyer</b>	<b>4'3 x 8'2</b>	<b>Bsmt</b>	<b>Foyer</b>	<b>6'10 x 9'9</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>15'6 x 12'3</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>9' x 11'10</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>15' x 9'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Mud Room</b>	<b>9'8 x 5'4</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Recreation</b>	<b>26' x 12'9</b>			<b>x</b>			
<b>Bsmt</b>	<b>Hobby Room</b>	<b>14'6 x 13'</b>			<b>x</b>			

Finished Floor (Main): <b>1,550</b>	# of Rooms: <b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	<b>Main</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>1,550</b>	Suite: <b>None</b>	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>3,100 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz: <b>23X23</b>
	Beds in Basement: <b>1</b>	5				Door Height:
Unfinished Floor: <b>0</b>	Beds not in Basement: <b>3</b>	6				
Grand Total: <b>3,100 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>	7				
		8				

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

**This is the absolute best value on the market bursting with quality both inside and out. Located in desirable Russet Bluff with amazing access to trails, and all kinds of outdoor activity. You'll love the simplicity of this spacious level entry home with 23x23 double car garage and fully finished basement. Nice 3 bedrooms & 2.5 baths on the main with 4th bedroom and full bathroom down. The chef will enjoy the well laid out kitchen with eating bar/island, skylights & heaps of natural light - ideal for hosting & entertaining. The back door boot room is an awesome addition to a busy household with direct access to garage and backyard. Every detail has been thought of on this delightful 0.68 ac, level, landscaped lot including paved RV parking & a detached 24x24 shop.**