



Presented by:

# Tanya Rankin

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**Active**  
**R2026373**

Board: N  
House/Single Family

## 1285 RESKER PLACE

Williams Lake (Zone 27)  
Williams Lake - City  
V2G 4H9

Residential Detached

**\$177,800** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$177,800</b>
Depth / Size (ft.):	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1980</b>
Lot Area (sq.ft.):	Bathrooms:	<b>3</b>	Age: <b>36</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>\$2,409.19</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>007-761-309</b>

View: **Yes: MOUNTAINS**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Split Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking:      Covered Parking:      Parking Access:  
 Parking: **Garage; Single, 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: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LT 26 PL 25259 DL 588**

Amenities: **None**

Site Influences: **Cul-de-Sac, Paved Road, Private Yard**  
Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'6 x 9'5	Bsmt	Storage	11'4 x 5'10			x
Main	Eating Area	9'5 x 7'			x			x
Main	Living Room	16' x 13'			x			x
Main	Family Room	14' x 11'2			x			x
Main	Master Bedroom	12'10 x 11'			x			x
Main	Bedroom	8'6 x 8'8			x			x
Main	Bedroom	8'10 x 11'10			x			x
Bsmt	Recreation	14'8 x 12'9			x			x
Bsmt	Bedroom	9'10 x 8'9			x			
Bsmt	Laundry	5'8 x 8'10			x			

Finished Floor (Main):	<b>1,280</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>2</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>715</b>	Suite: <b>None</b>	3	Bsmt	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,995 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz: <b>12'6X24'6</b>
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>1</b> Beds not in Basement: <b>3</b>	5				Door Height:
Grand Total:	<b>1,995 sq. ft.</b>	Basement: <b>Fully Finished, Part</b>	6				
			7				
			8				

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

**Fantastic family home in excellent re-sale area! Quietly situated close to cul-de-sac with large private yard and single car garage. The spacious floor plan is an unexpected surprise, with easy access to back yard and decks ideal for entertaining and summer time fun. The three bedrooms on the main are spacious and conveniently located. Main floor family room is a nice feature and added bonus gathering space. Come check it out!**