

Active
R2054677
 Board: N
 Townhouse

14 1880 HAMEL ROAD
 Williams Lake (Zone 27)
 Williams Lake - City
 V2G 5G8

Residential Attached
\$309,000 (LP)
 (SP)



DOM: **3** List Date: **4/4/2016** Expiry Date: **10/31/2016**
 Prev. Price: Original Price: **\$309,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **0.00** Approx. Year Built: **2010**
 Depth/Size: **0** Frontage (metres): **0.00** Age: **6**
 Sq. Footage: **0.00** Bedrooms: **3** Zoning: **R3**
 Flood Plain: **No** Bathrooms: **3** Gross Taxes: **\$3,410.58**
 Exposure: Full Baths: **2** For Tax Year: **2015**
 If new, GST/HST inc?: Half Baths: **1** Tax Inc. Utilities?: **No**
 P.I.D.: **028-406-001** Approval Req.?: Maint. Fee: **\$200.18**
 View: **Yes: WILLIAMS LAKE AND MOUNTAINS** Tour:
 Mgmt. Co's Name: Mgmt. Co #:
 Complex / Subdiv:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: Ground Level Unit	Total Parking: Covered Parking: Parking Access:
Construction: Frame - Wood	Parking: Garage; Double
Exterior: Vinyl	Locker:
Foundation: Concrete Perimeter	Dist. to School Bus:
Rain Screen:	Total Units in Strata:
Renovations:	Dist. to Public Transit:
Water Supply: City/Municipal	Units in Development:
Fireplace Fuel: Gas - Natural	Title to Land: Freehold Strata
Fuel/Heating: Forced Air, Natural Gas	Seller's Interest: Registered Owner
Outdoor Area: Sundeck(s)	Property Disc.: Yes:
Type of Roof: Asphalt	Fixtures Leased: No :
	Fixtures Rmvd: No :
	Floor Finish: Laminate, Vinyl/Linoleum, Wall/Wall/Mixed

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management**
 Legal: **SL 14 DL 8818 CARIBOO DISTRICT STRATA PL EPS28 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **None**

Site Influences: **Paved Road**

Features: **Dishwasher, Refrigerator, Stove**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'4 x 9'6	Bsmt	Bedroom	12'9 x 11'10			x
Main	Dining Room	9' x 11'			x			x
Main	Living Room	13'6 x 14'4			x			x
Main	Master Bedroom	13' x 11'5			x			x
Main	Foyer	6' x 6'			x			x
Main	Walk-In Closet	6'6 x 5'10			x			x
Main	Laundry	5' x 6'			x			x
Bsmt	Recreation	13'7 x 23'8			x			x
Bsmt	Storage	8' x 9'			x			
Bsmt	Bedroom	9' x 11'9			x			

Finished Floor (Main): 1,078	# of Rooms: 11	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	2	No	Workshop/Shed:
Finished Floor (Basement): 1,050	# of Pets:	Cats:	Dogs:	3	Bsmt	4	No	Pool:
Finished Floor (Total): 2,128 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaw Restrict: Pets Allowed w/Rest.			5				Door Height:
Grand Total: 2,128 sq. ft.	Basement: Full, Fully 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: **3:**

Sell Broker 1: **2:**

Sell Sales Rep 1: **3:**

Owner: **GERALD MACDOUGALL**

Commission: **3% OF THE FIRST \$100,000 AND 1.2% OF THE BALANCE PLUS GST**

Occupancy: **Owner**

Appointments: **Phone L.R. First**
 Call: **TANYA**
 Phone: **250-392-0371**

Realtor
 Remarks:

Upscale condo living with spectacular panoramic lake view. Located in a private corner of the complex, away from traffic and noise. Easy walking distance to local neighbourhood pub, tourist info center and other amenities, including nearby world-class mountain biking trails connected to Signal Point lookout. 4 years remaining on the home warranty (built in 2010). 9' ceilings, oversized windows, jetted bath tub, heated tile flooring, stainless high-end appliances, and fire sprinkler system. You'll enjoy the option of three outdoor patios for outside lifestyle, while your interior floods with natural light and sunshine year round. This complex is managed by mature and well-functioning strata council, with administrative functions provided