



Presented by:
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Active
R2055724
 Board: N
 House with Acreage

927 HODGSON ROAD
 Williams Lake (Zone 27)
 Esler/Dog Creek
 V2G 4Y3

Residential Detached
\$249,000 (LP)
 (SP)



Sold Date: _____ Frontage (feet): **0.00** Original Price: **\$269,000**
 Depth / Size (ft.): **0** Bedrooms: **4** Approx. Year Built: **1978**
 Lot Area (acres): **3.07** Bathrooms: **2** Age: **38**
 Flood Plain: **No** Full Baths: **2** Zoning: **RR3**
 Rear Yard Exp: _____ Half Baths: **0** Gross Taxes: **\$2,965.66**
 Approval Req?: _____ For Tax Year: **2015**
 If new, GST/HST inc?: _____ Tax Inc. Utilities?: **No**
 P.I.D.: **015-207-242**
 Tour: _____

View: **Yes: TOWN, LAKE & MOUNTAINS**
 Complex / Subdiv: _____
 Services Connected: **Electricity, Lagoon, Natural Gas, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Aluminum**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: _____
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Tar & Gravel**

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

Total Parking: _____ Covered Parking: _____ Parking Access: _____
 Parking: **Carport; Single, DetachedGrge/Carport, RV Parking Avail.**

Dist. to Public Transit: _____ Dist. to School Bus: _____
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Power of Attorney, Registered Owner**
 Property Disc.: **Yes**
 PAD Rental: _____
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **DL 11779 LD 05 EXCEPT THEREOUT 60 FEET IN PARALLEL WIDTH ADJOINING THE NORTHEAST BOUNDARY**

Amenities: **None**

Site Influences: **Paved Road, Private Setting, Private Yard**
 Features: **Dishwasher, Oven-Built In, Range Top, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'7 x 15'8	Main	Storage	7'3 x 11'			x
Main	Dining Room	15'10 x 11'4	Main	Mud Room	9'4 x 11'			x
Main	Living Room	13'8 x 19'8			x			x
Main	Bedroom	14'8 x 9'			x			x
Main	Bedroom	9'10 x 11'2			x			x
Main	Master Bedroom	11'10 x 14'9			x			x
Main	Foyer	14'10 x 8'11			x			x
Main	Recreation	34' x 12'10			x			x
Main	Bedroom	17'4 x 10'6			x			
Main	Laundry	8' x 10'3			x			

Finished Floor (Main): 1,480	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	5	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 1,480	Suite: None	3				Pool:
Finished Floor (Total): 2,960 sq. ft.	Crawl/Bsmt. Height: _____	4				Garage Sz: 25X32
Unfinished Floor: 0	Beds in Basement: 0 Beds not in Basement: 4	5				Door Height: _____
Grand Total: 2,960 sq. ft.	Basement: Full, Fully Finished	6				
		7				
		8				

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

Spectacular view all the way beyond to the snow capped Cariboo Mountains! This is a vintage one of a kind home nestled into the pristine privacy of the Esler area and minutes to the renowned mountain biking trails. Perfect for the throttle twister or outdoor enthusiast with an awesome 25x32 detached garage/shop. You'll love the flow of the home with wonderful spacious rooms vaulted ceiling & excellent natural light flooding through oversized windows. With 3 bedrooms up plus a fourth down including a full ensuite. Enjoy mornings on the lovely deck while you soak up the sun! Come check it out!