



Presented by:
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Sold
R2062671
 Board: N
 House/Single Family

80 EAGLE CRESCENT
 Williams Lake (Zone 27)
 Williams Lake - City
 V2G 5K2

Residential Detached
\$324,500 (LP)
\$323,500 (SP)



Sold Date: **4/28/2016** Frontage (feet): **0.00** Original Price: **\$324,500**
 Depth / Size (ft.): **0** Bedrooms: **4** Approx. Year Built: **2006**
 Lot Area (acres): **0.14** Bathrooms: **3** Age: **10**
 Flood Plain: **No** Full Baths: **2** Zoning: **R1**
 Rear Yard Exp: Half Baths: **1** Gross Taxes: **\$3,936.84**
 Approval Req?: For Tax Year: **2015**
 If new, GST/HST inc?: Tax Inc. Utilities?: **No**
 P.I.D.: **024-271-616**
 Tour:

View: **Yes: Town, Mountains & lake**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 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; Double, Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Laminate**

Dist. to School Bus:

Legal: **PL PGP42999 LT B DL 8840 LD 05**

Amenities: **None**

Site Influences: **Paved Road**
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'8	Bsmt	Bedroom	10'10 x 11'4			x
Main	Dining Room	8' x 11'3	Bsmt	Bedroom	11'4 x 10'10			x
Main	Kitchen	11'5 x 12'			x			x
Main	Laundry	5'2 x 9'			x			x
Main	Office	9' x 9'10			x			x
Main	Master Bedroom	13' x 11'6			x			x
Bsmt	Bedroom	11'5 x 10'10			x			x
Bsmt	Family Room	13'8 x 18'			x			x
Bsmt	Other	5'9 x 14'			x			
Bsmt	Storage	9' x 8'2			x			

Finished Floor (Main): **1,250**
 Finished Floor (Above): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,250**
 Finished Floor (Total): **2,500 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **2,500 sq. ft.**

of Rooms: **12**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **3** Beds not in Basement: **1**
 Basement: **Full, Fully Finished**

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

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

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

Hard working family home in fantastic re-sale location! You'll love the view and additional privacy that the back yard alley offers - spacious, & fully fenced with access to upper deck so awesome for kids & pets. With three fully finished bedrooms down and a deluxe master up complete with walk in closet and fabulous ensuite. Main floor laundry is a bonus to this level entry home. Spacious oversized garage is ideal for parking your full size truck inside and having a home for your hobbies. Extremely well laid out with great street appeal. Come check it out!