



Presented by:

**Tanya Rankin**

Tanya Rankin Ltd

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**Active**  
**R2078688**Board: N  
Townhouse**29 1880 HAMEL ROAD**

Williams Lake (Zone 27)

Williams Lake - City

V2G 5G8

Residential Attached

**\$315,000** (LP)

(SP)



Sold Date:

Meas. Type:

Depth / Size (ft.): **0**Lot Area (acres): **0.00**Flood Plain: **No**

Approval Req?:

Exposure:

If new, GST/HST inc?:

Mgmt. Co's Name: **Gateway Property Managemen**

Mgmt. Co's Phone:

View:

**Yes: Williams Lake & Mountains**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**Frontage (feet): **0.00**Frontage (metres): **0.00**Bedrooms: **3**Bathrooms: **3**Full Baths: **2**Half Baths: **1**Maint. Fee: **\$225.66**Original Price: **\$315,000**Approx. Year Built: **2013**Age: **3**Zoning: **R3**Gross Taxes: **\$3,393.48**For Tax Year: **2015**Tax Inc. Utilities?: **No**P.I.D.: **028-987-403**

Tour:

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

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: Covered Parking: Parking Access:  
 Parking: **Garage; Double**  
 Locker:  
 Dist. to Public Transit:  
 Units in Development:  
 Title to Land: **Freehold Strata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management**  
 Legal: **STRATA LOT 25 DL 8818 CARIBOO DISTRICT STRATA PLAN EPS28 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central**

Site Influences:  
 Features: **Air Conditioning, Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'6 x 13'	Bsmt	Bedroom	12'10 x 11'6			x
Main	Foyer	6'2 x 6'5			x			x
Main	Dining Room	9' x 11'			x			x
Main	Living Room	14'3 x 13'6			x			x
Main	Master Bedroom	12'9 x 11'6			x			x
Main	Laundry	5' x 8'10			x			x
Main	Walk-In Closet	5'8 x 6'			x			x
Bsmt	Recreation	23'9 x 13'5			x			x
Bsmt	Bedroom	8'9 x 11'4			x			
Bsmt	Storage	8' x 9'			x			

Finished Floor (Main):	<b>1,078</b>	# of Rooms: <b>11</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,050</b>	# of Pets:	Cats:	Dogs:	3	Bsmt	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,128 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/ Rest.</b>			5				Door Height:
Grand Total:	<b>2,128 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>			6				
					7				
					8				

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

**Upscale condo living with a spectacular panoramic lake view. Easy walking distance to local neighbourhood pub, tourist info center, and other amenities including nearby world class mountain biking trails connected to Signal Point look out. You'll enjoy the patio for an evening glass of wine, 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 by an accredited property management company. Come check it out!**