



Presented by:
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Active
R2080594

Board: N
 House with Acreage

2189 WHITE ROAD

Williams Lake (Zone 27)
 Lakeside Rural
 V2G 5H1

Residential Detached

\$445,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$445,000
Depth / Size (ft.): 0	Bedrooms:	4	Approx. Year Built: 1993
Lot Area (acres): 5.00	Bathrooms:	3	Age: 23
Flood Plain: No	Full Baths:	3	Zoning: RR3
Rear Yard Exp:	Half Baths:	0	Gross Taxes: \$3,151.07
Approval Req?:			For Tax Year: 2016
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 017-547-911
			Tour:

View: **Yes: Williams Lake & Mountains**

Complex / Subdiv:

Services Connected: **Electricity, Lagoon, 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: **Well - Drilled**
 Fuel/Heating: **Forced Air, Propane Gas, Wood**
 Outdoor Area: **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, RV Parking Avail.**
 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, Vinyl/Linoleum**

Dist. to School Bus:

Legal: **LOT 12 DISTRICT LOT 8826 CARIBOO DISTRICT PLAN PGP35802**

Amenities: **Green House**

Site Influences: **Paved Road, Private Setting, Private Yard, Rural Setting, Treed**
 Features: **Dishwasher, Refrigerator, Stove, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'9	Bsmt	Storage	15'9 x 9'8			x
Main	Dining Room	9' x 14'10	Bsmt	Gym	11'8 x 17'7			x
Main	Kitchen	10'8 x 17'	Bsmt	Recreation	12'6 x 25'			x
Main	Foyer	6' x 7'	Bsmt	Mud Room	7' x 9'			x
Main	Laundry	6' x 10'10			x			x
Main	Bedroom	11'9 x 10'2			x			x
Main	Bedroom	10'2 x 10'			x			x
Main	Master Bedroom	12'10 x 10'8			x			x
Bsmt	Storage	9'10 x 10'			x			
Bsmt	Bedroom	10'8 x 9'6			x			

Finished Floor (Main):	1,358	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	3	Yes	Workshop/Shed: 10' x
Finished Floor (Basement):	1,358	Suite: None	3	Bsmt	3	No	Pool:
Finished Floor (Total):	2,716 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 1	5				Door Height:
Unfinished Floor:	0	Beds not in Basement: 3	6				
Grand Total:	2,716 sq. ft.	Basement: Full, Fully Finished	7				
			8				

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

Beyond breathtaking! This is a one of a kind setting. As you pull into the driveway and allow yourself to escape into a lifestyle of tranquility while surrounded by all that nature has to offer & outdoor activity galore. Impeccable gardens bursting with perennials & meticulous attention to detail throughout this gorgeous 5 acre delight - complete with awesome green house. Open the front door to an exceptional picturesque view of Williams Lake & treed valley beyond. Wonderful open concept floor plan with spectacular custom kitchen, complete with appliance garage, pantry & eating bar. The full daylight basement is an added bonus to any home. With three ideally appointed bedrooms, a delightful ensuite plus walk in closet this home has it all.