



Presented by:  
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**Active**  
**R2081254**  
 Board: N  
 House/Single Family

**2119 KINGLET ROAD**  
 Williams Lake (Zone 27)  
 Lakeside Rural  
 V2G 5G4

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



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$249,000</b>
Depth / Size (ft.): <b>0</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1994</b>
Lot Area (acres): <b>0.00</b>	Bathrooms:	<b>3</b>	Age: <b>22</b>
Flood Plain: <b>No</b>	Full Baths:	<b>3</b>	Zoning: <b>R2</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,348.84</b>
Approval Req?:			For Tax Year: <b>2016</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>008-165-653</b>
			Tour:

View: **Yes: Mountains & Lake**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Split Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel: **None**  
 Water Supply: **Community**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
 Parking: **Carport; Multiple, 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: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **PL 24623 LT 21 DL 8832 LD 05**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 8'10			x			x
Main	Living Room	16' x 12'8			x			x
Main	Dining Room	9' x 9'6			x			x
Main	Master Bedroom	13' x 13'6			x			x
Main	Bedroom	10'10 x 10'10			x			x
Below	Foyer	4'6 x 6'3			x			x
Bsmt	Recreation	28'6 x 11'9			x			x
Bsmt	Storage	9' x 8'10			x			x
Bsmt	Bedroom	10'9 x 10'4			x			
Bsmt	Bedroom	13'9 x 11'			x			

Finished Floor (Main):	<b>1,135</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,135</b>	Suite: <b>None</b>	3	Bsmt	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,270 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>2</b>	5				Door Height:
		Beds not in Basement: <b>2</b>	6				
Unfinished Floor:	<b>0</b>	Basement: <b>Full, Fully Finished</b>	7				
Grand Total:	<b>2,270 sq. ft.</b>		8				

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

**Fabulous, tucked away gem in beautiful Russet Bluff Estates. This extremely well cared for home sits on a meticulous .43 acre lot in this quiet, safe, family friendly neighborhood. You'll love exploring the endless hiking, biking, & ATV trails, not to mention the easy access to the lake just minutes walk away. Embrace all the picturesque beauty that this low maintenance yard has to offer. Complete with brick patio area, water feature, & great view of lake & wildlife. Spacious well laid out 4 bedroom home with awesome basement rec room & 3 baths including 3 piece ensuite. Enjoy pulling into the well appointed carport plus added storage in the shed. Updates include: new H2O softener, roof 2013, bathroom fans, h/e furnace 2006, new f/s 2015 dishwasher 2008, & fresh paint! Come check it out!**