



Presented by:
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Active
R2085173
 Board: N
 House with Acreage

2380 BAILEY ROAD
 Williams Lake (Zone 27)
 Williams Lake - Rural North
 V2G 5B9

Residential Detached
\$349,900 (LP)
 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$349,900**
 Depth / Size (ft.): **0** Bedrooms: **5** Approx. Year Built: **1980**
 Lot Area (acres): **3.01** Bathrooms: **3** Age: **36**
 Flood Plain: **No** Full Baths: **3** Zoning: **RR3**
 Rear Yard Exp: Half Baths: **0** Gross Taxes: **\$2,771.24**
 Approval Req?: For Tax Year: **2015**
 If new, GST/HST inc?: Tax Inc. Utilities?: **No**
 P.I.D.: **008-213-887**
 Tour:
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: Reno. Year:
 # of Fireplaces: **1** R.I. Plumbing:
 Fireplace Fuel: **Gas - Natural** R.I. Fireplaces:
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
 Parking: **DetachedGrge/Carport, Open, RV Parking Avail.**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL 24464 LT 6 DL 8854 LD 05**

Amenities: **Barn, Workshop Detached**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	10' x 14'	Bsmt	Family Room	21'6 x 12'8			x
Main	Kitchen	10' x 11'10	Bsmt	Storage	5'10 x 6'10			x
Main	Living Room	15' x 11'9	Bsmt	Bedroom	12' x 10'4			x
Main	Foyer	10' x 4'4	Bsmt	Bedroom	14'2 x 12'8			x
Main	Master Bedroom	12'5 x 15'	Bsmt	Storage	8'10 x 9'			x
Main	Bedroom	9'10 x 11'			x			x
Main	Bedroom	9'11 x 10'			x			x
Main	Eating Area	7' x 8'			x			x
Bsmt	Recreation	19' x 12'8			x			
Bsmt	Laundry	8'10 x 10'			x			

Finished Floor (Main):	1,460	# of Rooms:	15	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No		Barn: 40' x 40'
Finished Floor (Below):	0	# of Levels:	2	2	Main	3	No		Workshop/Shed: 24' x
Finished Floor (Basement):	1,400	Suite:	None	3	Bsmt	3	No		Pool:
Finished Floor (Total):	2,860 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	Beds not in Basement: 3	5					Door Height:
Grand Total:	2,860 sq. ft.	Basement: Full, Fully Finished		6					
				7					
				8					

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

Feels like driving down a country lane when you enter this inviting estate located just 5 minutes to town. With 3 level acres ideally set up for horses & the hobbyist you'll embrace all that rural living has to offer. Complete with 24' x 36' detached garage/workshop with wood heat and 40' x 40' barn with tack room. Updated 5 bedroom home with so much potential. Come check it out!