



Presented by:  
**Tanya Rankin**  
 Tanya Rankin Ltd  
 Phone: 250-392-0371  
 www.williamslakerealestate.com  
 tanya@tanyarankin.com



**Active**  
**R2098870**  
 Board: N  
 House/Single Family

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

Residential Detached  
**\$268,000 (LP)**  
 (SP)



Sold Date:  
 Depth / Size (ft.): **0**  
 Lot Area (acres): **0.15**  
 Flood Plain: **No**  
 Rear Yard Exp:  
 Approval Req?:  
 If new, GST/HST inc?:

Frontage (feet): **0.00**  
 Bedrooms: **3**  
 Bathrooms: **3**  
 Full Baths: **3**  
 Half Baths: **0**

Original Price: **\$268,000**  
 Approx. Year Built: **1997**  
 Age: **19**  
 Zoning: **R1**  
 Gross Taxes: **\$3,222.42**  
 For Tax Year: **2015**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **023-586-907**  
 Tour:

View: **Yes: Mountains**  
 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: **1**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 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**

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, Other, Wall/Wall/Mixed**

Legal: **PL PGP40625 LT 1 DL 8840 LD 05**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 20'			x			x
Main	Kitchen	10'10 x 9'			x			x
Main	Dining Room	8'4 x 11'2			x			x
Main	Master Bedroom	12'5 x 11'9			x			x
Main	Bedroom	9'10 x 10'9			x			x
Main	Bedroom	11' x 9'8			x			x
Bsmt	Family Room	13'8 x 12'			x			x
Bsmt	Other	11'8 x 11'6			x			x
Bsmt	Foyer	5' x 6'			x			x
Bsmt	Laundry	9'6 x 7'			x			x

Finished Floor (Main):	<b>1,200</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>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>540</b>	Suite: <b>None</b>	3	Bsmt	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,740 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz: <b>20' x 19'6</b>
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b>	5				Door Height:
Grand Total:	<b>1,740 sq. ft.</b>	Basement: <b>Fully Finished, Part</b>	6				
			7				
			8				

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

**Adorable, affordable, updated family home in excellent resale location - Westridge Estates. Back alley access & overflow parking is an added unexpected bonus to this low maintenance lifestyle. Nicely appointed master bedroom easily accommodates a king size bed, with sliding doors to deck, full ensuite & walk in closet. Three bdrms on the main & 3 full baths make this an efficient home with great use of living space. Complete with an awesome double car garage & fully finished basement its move in ready from top to bottom.**