



Presented by:

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Active
R2099177

Board: N
House with Acreage

2175 WHITE ROAD ROAD

Williams Lake (Zone 27)
Lakeside Rural
V2G 5H1

Residential Detached

\$332,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$332,000
Depth / Size (ft.): 0	Bedrooms:	4	Approx. Year Built: 1993
Lot Area (acres): 4.97	Bathrooms:	3	Age: 23
Flood Plain: No	Full Baths:	2	Zoning: RR2
Rear Yard Exp:	Half Baths:	1	Gross Taxes: \$2,876.29
Approval Req?:			For Tax Year: 2016
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 017-547-938
			Tour:

View: **Yes: Williams Lake**

Complex / Subdiv:

Services Connected: **Electricity, Lagoon, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Log**
Exterior: **Hardi Plank**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **Well - Drilled**
Fuel/Heating: **Baseboard, Electric, Wood**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Metal**

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

Total Parking: Covered Parking: Parking Access:
Parking: **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: **Tile, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL PGP35802 LT 14 DL 8826 LD 05**

Amenities: **None**

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	Living Room	19'6 x 15'	Bsmt	Storage	10'6 x 14'8			x
Main	Kitchen	9' x 11'			x			x
Main	Foyer	12' x 4'10			x			x
Main	Bedroom	11'4 x 10'9			x			x
Main	Dining Room	10' x 11'			x			x
Above	Master Bedroom	10'6 x 20'			x			x
Above	Bedroom	8' x 9'10			x			x
Above	Bedroom	8' x 9'10			x			x
Bsmt	Recreation	12'4 x 20'4			x			
Bsmt	Other	20' x 12'			x			

Finished Floor (Main): **1,085**
Finished Floor (Above): **860**
Finished Floor (Below): **0**
Finished Floor (Basement): **400**
Finished Floor (Total): **2,345 sq. ft.**

Unfinished Floor: **685**
Grand Total: **3,030 sq. ft.**

of Rooms: **11**
of Kitchens: **1**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Full, Partly Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Above	3	Yes
3	Bsmt	2	No
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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

This prime 4.97 acre property is located in an exclusive subdivision on the sunny side of the Cariboo with a breathtaking view of Williams Lake. Bursting with character and charm this log home takes full advantage of a hard working floor plan. 4 bedrooms, and 2.5 baths, with natural sunshine bursting through at every angle including the daylight walk out basement. Light a fire in the central stone fireplace to cozy up and enjoy the tranquility & charm that this home offers. Amazing 1000 sq ft deck is ideal for entertaining or enjoying your morning coffee & feels like an extension to your living space. With outdoor fire pit, dog run and room for a rink you'll love the lifestyle this home offers.