



Presented by:
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Active
R2088797
 Board: N
 House/Single Family

674 SUNSET DRIVE
 Williams Lake (Zone 27)
 Williams Lake - City
 V2G 2V9

Residential Detached
\$218,000 (LP)
 (SP)



Sold Date:
 Depth / Size (ft.): **0**
 Lot Area (acres): **0.23**
 Flood Plain: **No**
 Rear Yard Exp:
 Approval Req?:
 If new, GST/HST inc?:

Frontage (feet): **0.00**
 Bedrooms: **3**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**

Original Price: **\$234,000**
 Approx. Year Built: **1977**
 Age: **39**
 Zoning: **R1**
 Gross Taxes: **\$2,630.67**
 For Tax Year: **2015**
 Tax Inc. Utilities?: **No**
 P.I.D.: **008-768-064**
 Tour:

View: **Yes: Mountains & Valley**
 Complex / Subdiv:
 Services Connected: **Electricity**

Style of Home: **Split Entry**
 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: **Fenced Yard, Sundeck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
 Parking: **DetachedGrge/Carport**

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, Vinyl/Linoleum, Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **LOT 43 DISTRICT LOT 8815 CARIBOO DISTRICT PLAN 22204**

Amenities: **Workshop Detached**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'5 x 10'10			x			x
Main	Living Room	11'7 x 19'7			x			x
Main	Dining Room	10'6 x 11'3			x			x
Main	Master Bedroom	11' x 12'3			x			x
Main	Bedroom	8'10 x 8'10			x			x
Bsmt	Recreation	19'1 x 9'10			x			x
Bsmt	Games Room	11' x 15'			x			x
Bsmt	Laundry	15' x 10'			x			x
Bsmt	Bedroom	11'5 x 10'7			x			x
		x			x			

Finished Floor (Main):	1,014	# of Rooms:	9	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No			Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Bsmt	3	No			Workshop/Shed: 22' x
Finished Floor (Basement):	1,014	Suite:	None	3						Pool:
Finished Floor (Total):	2,028 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement: 1	Beds not in Basement: 2	5						Door Height:
Grand Total:	2,028 sq. ft.	Basement: Full, Fully Finished		6						
				7						
				8						

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

Rarely available location! When you're looking for privacy & country within minutes to town & on city services then this is it. Complete with 22' x 24' shop absolutely perfect for the hobbyist - quality finishing with power. You'll love the fully fenced level back yard with an awesome partially covered deck ideal for summer time fun & entertaining. This wonderful 3 bedroom, 2 bath home is immaculate, clean and move in ready. Curl up for a cozy evening movie in the basement family room or simply enjoy the view of city lights from the living room picture window. Heaps of natural light and sunshine. Check it out!