



Presented by:

# Tanya Rankin

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



**Active**  
**R2102952**

Board: N  
House/Single Family

## 304 LEXINGTON ROAD

Williams Lake (Zone 27)  
Lakeside Rural  
V2G 5H3

Residential Detached

**\$335,000** (LP)   
(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$345,000</b>
Depth / Size (ft.):	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1969</b>
Lot Area (acres): <b>0.59</b>	Bathrooms:	<b>2</b>	Age: <b>47</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>R2</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,053.23</b>
Approval Req?:			For Tax Year: <b>2016</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>012-116-165</b>
			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:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **Community**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking:      Covered Parking:      Parking Access:  
Parking: **Carpport; Single, 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: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL 14868 LT 1 DL 8829 LD 05**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'8 x 14'	Bsmt	Recreation	17' x 15'5			x
Main	Dining Room	17' x 11'7			x			x
Main	Living Room	15' x 15'5			x			x
Main	Master Bedroom	12' x 10'6			x			x
Main	Bedroom	11'5 x 10'9			x			x
Main	Foyer	10'3 x 5'5			x			x
Bsmt	Bedroom	9'8 x 13'3			x			x
Bsmt	Bedroom	9'3 x 10'8			x			x
Bsmt	Laundry	9' x 9'6			x			x
Bsmt	Storage	11'5 x 8'6			x			x

Finished Floor (Main):	<b>1,196</b>	# of Rooms: <b>11</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	Bsmt	<b>4</b>	<b>No</b>	Workshop/Shed: <b>5'8 x</b>
Finished Floor (Basement):	<b>1,196</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>2,392 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b>	5				Door Height:
Grand Total:	<b>2,392 sq. ft.</b>	Beds not in Basement: <b>2</b>	6				
		Basement: <b>Full, Fully Finished</b>	7				
			8				

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

**Fabulous park like setting within minutes to town yet offering all the privacy of country living. When you love sunshine, peace & quiet then this prime Lexington location is ideal. With easy access to power line & crown land it's a dream for motorized sports and unlimited trail access. Cozy & well cared for this well built custom home has been extensively upgraded. You'll love the RV Parking, the convenient carport with direct entry into well laid out boot room, great for kids and all the gear. With 4 bedrooms and 2 baths this is a fantastic hard working easy to clean home. Come check it out!**