



Presented by:  
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**Active**  
**R2079160**

Board: N  
 House with Acreage

## 6521 MILLAR ROAD

Williams Lake (Zone 27)  
 Horsefly  
 VOL 1L0

Residential Detached

**\$325,000** (LP)

(SP)



Sold Date: Frontage: **0.00** Original Price: **\$380,000**  
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1993**  
 Depth / Size: **0** Bathrooms: **2** Age: **23**  
 Lot Area (acres): **1.42** Full Baths: **2** Zoning: **RL**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$2,170.90**  
 Rear Yard Exp: For Tax Year: **2016**  
 Approval Req?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **023-458-275**  
 Tour:

View: **Yes: Horsefly Lake**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Septic, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel: **None**  
 Water Supply: **Other**  
 Fuel/Heating: **Electric, Forced Air, Wood**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Metal**

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

Total Parking: Covered Parking: Parking Access:  
 Parking: **DetachedGrge/Carport, Open**  
 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: **Softwood, Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **PL PGP14856 DL 2570 LD 05**

Amenities: **None**

Site Influences: **Gravel Road, Greenbelt, Private Setting, Private Yard, Treed, Waterfront Property**  
 Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 16'			x			x
Main	Foyer	5' x 9'			x			x
Main	Living Room	17'5 x 13'			x			x
Main	Dining Room	14' x 11'2			x			x
Main	Master Bedroom	9'10 x 15'6			x			x
Main	Porch (enclosed)	27'3 x 7'4			x			x
Bsmt	Recreation	12'8 x 21'3			x			x
Bsmt	Mud Room	12'9 x 7'4			x			x
Bsmt	Bedroom	12'8 x 10'			x			
Bsmt	Laundry	9' x 6'			x			

Finished Floor (Main): **926**  
 Finished Floor (Above): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **926**  
 Finished Floor (Total): **1,852 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **1,852 sq. ft.**

# of Rooms: **10**  
 # of Kitchens: **1**  
 # of Levels: **2**  
 Suite: **None**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **1** Beds not in Basement: **1**  
 Basement: **Full, Fully Finished**

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

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

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

**220 feet of pristine crystal clear waterfront on renowned Horsefly Lake. This is a rare opportunity to own a piece of natures paradise. You'll love the character of the vaulted ceilings in this 2 bedroom, 2 bathroom home complete with great outdoor living space. There's a 1 bedroom cabin with very little value, but could be used for an overflow bedroom. Originally this lot was 2 separate lots that the owner had converted into 1 title - it may be possible to convert back but one would have to confirm this directly with the CRD. Come check it out!**