



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



Active
R2110909
 Board: N
 Manufactured with Land

3018 JUNCTION ROAD
 Williams Lake (Zone 27)
 150 Mile House
 V0K 2G0

Residential Detached
\$178,500 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size: **0**
 Lot Area (acres): **2.05**
 Flood Plain: **No**
 Rear Yard Exp:
 Approval Req?:
 If new, GST/HST inc?:

Frontage: **0.00**
 Bedrooms: **4**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**

Original Price: **\$188,000**
 Approx. Year Built: **9999**
 Age: **999**
 Zoning: **RR3**
 Gross Taxes: **\$1,621.62**
 For Tax Year: **2016**
 Tax Inc. Utilities?: **No**
 P.I.D.: **005-511-488**
 Tour:

View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Lagoon, Natural Gas, Water**

Style of Home: **Manufactured/Mobile**
 Construction: **Manufactured/Mobile**
 Exterior: **Aluminum, Vinyl**
 Foundation: **Other**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Metal**

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

Total Parking: Covered Parking: Parking Access:
 Parking: **Carport; Multiple, DetachedGrge/Carport, 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: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL 30177 LT A DL 12191 LD 05 MHR# 45567 45567.**

Amenities: **Workshop Detached**

Site Influences: **Private Setting, Private Yard, Rural Setting**

Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'3 x 14'1			x			x
Main	Eating Area	12' x 8'			x			x
Main	Kitchen	13'3 x 9'5			x			x
Main	Bedroom	6'4 x 10'			x			x
Main	Bedroom	6'5 x 10'			x			x
Main	Bedroom	10' x 10'11			x			x
Main	Family Room	10'4 x 11'2			x			x
Main	Master Bedroom	11'2 x 14'10			x			x
Main	Mud Room	11' x 10'10			x			x
					x			

Finished Floor (Main):	1,404	# of Rooms:	9	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings	
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:	
Finished Floor (Below):	0	# of Levels:	1		3							Workshop/Shed:	24' x
Finished Floor (Basement):	0	Suite:	None		4							Pool:	
Finished Floor (Total):	1,404 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:	
Unfinished Floor:	0	Beds in Basement:	0	Beds not in Basement:	4							Door Height:	
Grand Total:	1,404 sq. ft.	Basement:	None		6								
					7								
					8								

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

Affordable living in prime 150 Mile house, minutes to Marshalls Store, 150 Mile centre & the awesome 150 Mile Elementary School. This spacious 4 bedroom home has been extremely well cared for with regular maintenance, including recently painted throughout. An awesome oversized covered porch is ideal for additional storage, escaping the elements, & enjoying summer evenings. The level yard & round-a-bout driveway are ideal for parking the RV, or any additional toys complete with a detached 24x40 shop - perfect for the car enthusiast or hobbyist. Come check it out!