



Presented by:

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Active
R2123174
Board: N
House/Single Family

128 EAGLE CRESCENT

Williams Lake (Zone 27)
Williams Lake - City
V2G 5K2

Residential Detached

\$368,000 (LP)

(SP)



Sold Date:	Frontage:	0.00	Original Price: \$368,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2009
Depth / Size: 0	Bathrooms:	2	Age: 7
Lot Area (acres): 0.15	Full Baths:	2	Zoning: R1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,322.75
Rear Yard Exp:	Approval Req?:		For Tax Year: 2016
Approval Req?:	If new, GST/HST inc?:		Tax Inc. Utilities?: No
			P.I.D.: 027-931-889
			Tour:

View: **Yes: Williams Lake & Town**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 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, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Double, 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 BCP41027 LT 11 DL 8840 LD 05**

Amenities: **Elevator, Wheelchair Access**

Site Influences: **Golf Course Nearby, Lane Access, Paved Road**

Features: **Dishwasher, Microwave, Oven-Built In, Range Top, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'6 x 10'6	Bsmt	Storage	11'2 x 14'6			x
Main	Dining Room	9'6 x 10'9						x
Main	Living Room	14'4 x 11'						x
Main	Bedroom	11'10 x 10'9						x
Main	Foyer	11'6 x 5'8						x
Main	Bedroom	10'10 x 8'9						x
Main	Master Bedroom	14'8 x 13'10						x
Bsmt	Games Room	12'9 x 18'4						x
Bsmt	Recreation	14'2 x 23'7						x
Bsmt	Bedroom	8' x 12'6						x

Finished Floor (Main): **1,502**
 Finished Floor (Above): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **962**
 Finished Floor (Total): **2,464 sq. ft.**
 Unfinished Floor: **540**
 Grand Total: **3,004 sq. ft.**

of Rooms: **11**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **1** Beds not in Basement: **3**
 Basement: **Full, Partly Finished**

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

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

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

Location, location, location! Exceptional customized fully wheel chair accessible home in Westridge Estates complete w/elevator. Spacious & immaculate this 3 bedroom, 2 bathroom home is move in ready. Quality workmanship by Macon Construction with limited home warranty remaining. This is the prime lot on the street with oversized driveway, RV parking & the bonus of privacy offered from the alley. One of the most private well appointed half covered/half open patios w/ panoramic sunrise & sunset views of Williams Lake both inside & out. The fully fenced yard is a huge bonus for kids & pets plus has walkways & access for wheelchair ease. Winters will be wonderful with the heated double car garage. Every detail has been thought thru to make this home a dream come true. B/I sound system, vacuum