



Presented by:
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Active **R2116825** **286 LITZENBURG CRESCENT** Residential Detached
 Board: N Williams Lake (Zone 27) **\$215,000** (LP)
 House/Single Family Williams Lake - City V2G 1H4 (SP)



Sold Date: Frontage: **0.00** Original Price: **\$219,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1979**
 Depth / Size: **0** Bathrooms: **2** Age: **37**
 Lot Area (acres): **0.23** Full Baths: **1** Zoning: **R1**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,170.05**
 Rear Yard Exp: For Tax Year: **2016**
 Approval Req?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **008-317-151**
 Tour:
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Basement Entry** Total Parking: Covered Parking: Parking Access:
 Construction: **Frame - Wood** Parking: **Garage; Single, Open**
 Exterior: **Aluminum, Vinyl** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: Reno. Year: Seller's Interest: **Registered Owner**
 Renovations: R.I. Plumbing: Property Disc.: **Yes**
 # of Fireplaces: **1** R.I. Fireplaces: PAD Rental:
 Fireplace Fuel: **Wood** Fixtures Leased: **No**
 Water Supply: **City/Municipal** Fixtures Rmvd: **No**
 Fuel/Heating: **Forced Air, Natural Gas** Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**
 Outdoor Area: **Fenced Yard, Sundeck(s)**
 Type of Roof: **Asphalt**

Legal: **PL 24177 LT 11 DL 71 LD 05**
 Amenities: **None**
 Site Influences: **Central Location, Cul-de-Sac, Paved Road**
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'10"	Bsmt	Recreation	12'8" x 16'4"			x
Main	Dining Room	10'5" x 9'5"	Bsmt	Bedroom	9'7" x 9'2"			x
Main	Family Room	15' x 16'	Bsmt	Eating Area	7'6" x 5'			x
Main	Office	11'10" x 12'5"	Bsmt	Kitchen	13' x 4'7"			x
Main	Kitchen	15' x 9'10"						x
Main	Foyer	7'7" x 6'						x
Main	Bedroom	8'10" x 12'5"						x
Main	Bedroom	10'10" x 8'10"						x
Main	Master Bedroom	12'10" x 10'10"						x
Bsmt	Foyer	10'2" x 9'10"						x

Finished Floor (Main): 1,900	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 2	1	Main		No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement): 1,040	Suite: Unauthorized Suite	3	Bsmt	3	No	Pool:
Finished Floor (Total): 2,940 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 1 Beds not in Basement: 3	5				Door Height:
Grand Total: 2,940 sq. ft.	Basement: Fully Finished, Part	6				
		7				
		8				

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

This spacious family home offers an abundant of bonus living space & additional square footage for added value that just can't be beat! With 3 bedrooms on the main floor including a potential 4th or large office, with separate family room & living room - yes ALL on the main floor. Optional in-law suite or simply use both floors for your family. You'll enjoy the fully fenced back yard with generous deck during summer barbecue season. Owner states approximate age of updates: Roof 2008, hot water tank 2012, freshly painted & newly carpeted. Come check it out!