



Presented by:  
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 Tanya Rankin Ltd  
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**Active**  
**R2087293**  
 Board: N  
 House/Single Family

**1124 TOWER CRESCENT**  
 Williams Lake (Zone 27)  
 Williams Lake - City  
 V2G 1H9

Residential Detached  
**\$248,000 (LP)**  
 (SP)



Sold Date:  
 Meas. Type: **Feet**  
 Depth / Size: **0**  
 Lot Area (acres): **0.20**  
 Flood Plain: **No**  
 Rear Yard Exp:  
 Approval Req?:  
 If new, GST/HST inc?:

Frontage: **0.00**  
 Bedrooms: **3**  
 Bathrooms: **3**  
 Full Baths: **3**  
 Half Baths: **0**

Original Price: **\$268,000**  
 Approx. Year Built: **1961**  
 Age: **55**  
 Zoning: **R1**  
 Gross Taxes: **\$3,309.36**  
 For Tax Year: **2015**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **010-530-509**  
 Tour:

View: **Yes: Mountains & Town**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel: **None**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
 Parking: **Open, RV Parking Avail.**

Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 31 DISTRICT LOT 8816 CARIBOO DISTRICT PLAN7704**

Amenities: **Air Cond./Central**

Site Influences: **Paved Road, Private Yard**  
 Features: **Air Conditioning, Dishwasher, Microwave, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 11'5	Bsmt	Bedroom	12'6 x 9'9			x
Main	Dining Room	8'10 x 11'8			x			x
Main	Living Room	13' x 18'			x			x
Main	Office	9'2 x 8'7			x			x
Main	Bedroom	12'8 x 9'			x			x
Main	Master Bedroom	12'11 x 12'			x			x
Main	Foyer	4'3 x 9'			x			x
Bsmt	Laundry	20'8 x 12'8			x			x
Bsmt	Storage	14' x 12'			x			
Bsmt	Recreation	10'2 x 20'8			x			

Finished Floor (Main): <b>1,140</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	4	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): <b>1,140</b>	Suite: <b>None</b>	3	Bsmt	4	No	Pool:
Finished Floor (Total): <b>2,280 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>1</b> Beds not in Basement: <b>2</b>	5				Door Height:
Grand Total: <b>2,280 sq. ft.</b>	Basement: <b>Fully Finished</b>	6				
		7				
		8				

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

**Retro Cariboo location with view of stampede grounds and city. You'll love the space & privacy with awesome access to crown land, trails and all kinds of outdoor lifestyle. Adorable custom kitchen with open concept home office. This efficient home offers a fully finished basement complete with guest room and full bath. Basement entry to back yard - ideal for overflow parking!**