



Presented by:

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Tanya Rankin Ltd

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**Active**
R2132890Board: N
Townhouse**7 1880 HAMEL ROAD**

Williams Lake (Zone 27)

Williams Lake - City

V2G 5G8

Residential Attached

\$320,000 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**Depth / Size (ft.): **0**Lot Area (acres): **0.00**Flood Plain: **No**

Approval Req?:

Exposure:

If new, GST/HST inc?:

Mgmt. Co's Name:

Mgmt. Co's Phone:

View:

Yes: WILLIAMS LAKE & MOUNTAINS

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**Frontage (feet): **0.00**Frontage (metres): **0.00**Bedrooms: **3**Bathrooms: **3**Full Baths: **2**Half Baths: **1**

Maint. Fee:

Original Price: **\$320,000**Approx. Year Built: **2009**Age: **8**Zoning: **R3**Gross Taxes: **\$3,369.19**For Tax Year: **2016**Tax Inc. Utilities?: **No**P.I.D.: **027-948-234**

Tour:

Style of Home: **Rancher/Bungalow w/Bsmt.**Construction: **Frame - Wood**Exterior: **Vinyl**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**Fireplace Fuel: **Gas - Natural**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Patio(s) & Deck(s)**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: **1**

Total Parking: Covered Parking:

Parking: **Garage; Double**

Parking Access:

Locker:

Dist. to School Bus:

Total Units in Strata:

Dist. to Public Transit:

Units in Development:

Title to Land: **Freehold Strata**Property Disc.: **Yes**Fixtures Leased: **No**Fixtures Rmvd: **No**Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Maint Fee Inc:

Legal: **PL EPS28 LT 3 DL 8818 LD 05 STRATA LOT AS SHOWN ON FORM V.**Amenities: **None**Site Influences: **Paved Road**Features: **Disposal - Waste, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 13'4			x			x
Main	Dining Room	11' x 11'			x			x
Main	Living Room	13' x 14'2			x			x
Main	Master Bedroom	12'9 x 11'3			x			x
Main	Walk-In Closet	6'5 x 5'10			x			x
Main	Foyer	5'10 x 5'8			x			x
Bsmt	Recreation	23'4 x 13'2			x			x
Bsmt	Bedroom	12'4 x 12'1			x			x
Bsmt	Bedroom	11'3 x 9'3			x			x
Bsmt	Storage	8' x 6'6			x			x

Finished Floor (Main):	1,078	# of Rooms: 10	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	1,060	# of Pets:	Cats:	Dogs:	3	Bsmt	4	No	Pool:
Finished Floor (Total):	2,138 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:			5				Door Height:
Grand Total:	2,138 sq. ft.	Basement: Full, Fully Finished			6				
					7				
					8				

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

Exceptional attention to detail inside this wonderful well loved 3 bdrm, 2 bath condo - originally sold as the "show home". Breathtaking view of Williams Lake takes center stage the moment you step inside this open concept floor plan. The upgrades are obvious from the luxurious crown molding, hardwood floors, 9' ceilings & solid surface counter tops. You'll love the abundant of year round sunshine & natural light flooding through your windows. Enjoy the many nearby amenities including walking distance to neighborhood pub, casino/restaurant, tourist info center, world class mountain biking trails & signal point look out. This complex is managed by a mature, well functioning strata council with administrative functions provided by an accredited property management company.