



Presented by:  
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**Active**  
**R2134520**

Board: N  
 House/Single Family

## 55 COUNTRY CLUB BOULEVARD

Williams Lake (Zone 27)  
 Williams Lake - City  
 V2G 3T4

Residential Detached

**\$319,000** (LP)

(SP)



Sold Date:	Frontage:	<b>0.00</b>	Original Price: <b>\$319,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1996</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>2</b>	Age: <b>21</b>
Lot Area (acres): <b>0.48</b>	Full Baths:	<b>2</b>	Zoning: <b>R1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,287.17</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>010-353-852</b>
			Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **2 Storey**  
 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: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
 Parking: **Open**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Dist. to School Bus:  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Laminate, Tile**

Legal: **PL PGP19748 LT 17 DL 71 LD 05**

Amenities: **None**

Site Influences: **Cul-de-Sac, Golf Course Dev., Golf Course Nearby, Paved Road, Treed**  
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'8 x 10'8	Bsmt	Master Bedroom	10' x 22'			x
Main	Eating Area	11'8 x 9'			x			x
Main	Living Room	19' x 15'			x			x
Main	Bedroom	10' x 9'6			x			x
Main	Bedroom	10' x 11'			x			x
Main	Bedroom	9'9 x 8'4			x			x
Main	Mud Room	7'3 x 7'			x			x
Bsmt	Recreation	19' x 15'			x			x
Bsmt	Foyer	8'10 x 6'			x			
Bsmt	Laundry	9' x 19'			x			

Finished Floor (Main): **1,420**  
 Finished Floor (Above): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **1,420**  
 Finished Floor (Total): **2,840 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **2,840 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, Fully Finished**

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

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

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

**Exclusive golf course location! You'll love the endless easy access to trails ideal for dog walking, hiking & biking plus close proximity to the clubhouse & evening strolls for dinner at the "Fox's Den." Lovely, private, oversized lot with room to park your RV & future possible potential for a detached garage & second access off of country club blvd. This architectural delight is bursting with heaps of natural light & sunshine. The open concept floor plan takes full advantage of the vaulted ceilings with window feature wall to enjoy the view of nature, sunsets & mountains to the west. Well laid out with 3 bedrooms on the main plus an optional 4th down, & 2 full baths. When you're looking for a quiet, safe, exclusive neighborhood within city limits then this is it!**