



Presented by:  
**Tanya Rankin**  
 Tanya Rankin Ltd  
 Phone: 250-392-0371  
 www.williamslakerealestate.com  
 tanya@tanyarankin.com



**Active**  
**R2141251**  
 Board: N  
 House/Single Family

**4125 PACIFIC ROAD**  
 Williams Lake (Zone 27)  
 Williams Lake - Rural North  
 V2G 4Z6

Residential Detached  
**\$188,000** (LP)  
 (SP)



Sold Date:	Frontage:	<b>0.00</b>	Original Price: <b>\$188,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1972</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>2</b>	Age: <b>45</b>
Lot Area (acres): <b>0.83</b>	Full Baths:	<b>1</b>	Zoning: <b>R2</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$1,850.25</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>008-111-961</b>
			Tour:

View: **No** :  
 Complex / Subdiv:  
 Services Connected: **Community, Electricity, Natural Gas, 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: **Well - Drilled**  
 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: **Carport; Single, Garage; Single, 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**

Legal: **PL 24793 LT A DL 12637 LD 05**

Amenities: **None**

Site Influences: **Paved Road, Treed**  
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'4 x 20'3	Bsmt	Foyer	6' x 11'8			x
Main	Eating Area	6' x 8'			x			x
Main	Kitchen	16'6 x 12'			x			x
Main	Other	9'6 x 13'6			x			x
Main	Bedroom	12'4 x 12'4			x			x
Main	Bedroom	7'10 x 12'			x			x
Bsmt	Storage	6'9 x 5'10			x			x
Bsmt	Laundry	8'10 x 12'			x			x
Bsmt	Family Room	18'10 x 11'10			x			
Bsmt	Bedroom	11'10 x 12'			x			

Finished Floor (Main): **1,060**  
 Finished Floor (Above): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **1,060**  
 Finished Floor (Total): **2,120 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **2,120 sq. ft.**

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

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

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

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

**Large, level, useable, lot just north of town ...enroute to GIBRALTAR MINE. Take a little time out of your commute with this affordable home. Enjoy the amenities of the Wildwood store & gas station while being within 10 minutes to town & 5 minutes to the airport. This modest 3 bedroom home has heaps of parking and a good size garage - ideal for the handyman. Come check it out.**