



Presented by:
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Active
R2145614
 Board: N
 House/Single Family

81 COUNTRY CLUB BOULEVARD
 Williams Lake (Zone 27)
 Williams Lake - City
 V2G 3T4

Residential Detached
\$485,000 (LP)
 (SP)



Sold Date: Frontage: **0.00** Original Price: **\$485,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1994**
 Depth / Size: **0** Bathrooms: **3** Age: **23**
 Lot Area (acres): **0.45** Full Baths: **3** Zoning: **R1**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,681.21**
 Rear Yard Exp: For Tax Year: **2016**
 Approval Req?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **017-336-899**
 Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stone, Vinyl**
 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: **DetachedGrge/Carport, Garage; Double, 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, Wall/Wall/Mixed**

Legal: **PL PGP35361 LT B DL 71 LD 05**

Amenities: **Pool; Outdoor, Workshop Detached**

Site Influences: **Golf Course Dev., Golf Course Nearby, Paved Road, Private Setting, Private Yard, Treed**
 Features: **Air Conditioning, Dishwasher, Microwave, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'9 x 17'3	Bsmt	Gym	12'8 x 17'			x
Main	Kitchen	11' x 19'11	Bsmt	Storage	11' x 23'7			x
Main	Dining Room	13'10 x 8'6	Bsmt	Bedroom	12'10 x 10'2			x
Main	Foyer	6'9 x 6'	Bsmt	Cold Room	7'5 x 9'			x
Main	Laundry	6' x 6'						x
Main	Bedroom	10' x 11'						x
Main	Bedroom	9'10 x 10'						x
Main	Master Bedroom	13'4 x 11'11						x
Bsmt	Recreation	12'4 x 21'6						x
Bsmt	Family Room	15' x 12'8						x

Finished Floor (Main):	1,600	# of Rooms:	14	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings Barn: Workshop/Shed: 20' x Pool: Garage Sz: Door Height:
Finished Floor (Above):	0	# of Kitchens:	1	2	Main	4	Yes					
Finished Floor (Below):	0	# of Levels:	2	3	Bsmt	4	No					
Finished Floor (Basement):	1,660	Suite:	None	4								
Finished Floor (Total):	3,260 sq. ft.	Crawl/Bsmt. Height:		5								
Unfinished Floor:	0	Beds in Basement:	1	6								
Grand Total:	3,260 sq. ft.	Beds not in Basement:	3	7								
		Basement:	Full, Fully Finished	8								

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

One Of A Kind level rancher, on full basement located in the heart of the Williams Lake Golf & Country Club. With Rare Detached Shop plus a full double car garage it offers heaps of room to park all the extras including the fully paved driveway with room for the RV. This home offers the perfect lifestyle for any family. With exceptional access to crown land & spectacular back yard deck it's a wonderful ambiance for summer entertaining complete with heated pool & hot tub. You'll love the show stopping gourmet kitchen with stainless steel appliances, unique pot filler, & instant hot water, gorgeous granite counters, garburator, & awesome storage including pantry with pull outs & soft closing cabinets throughout.