



Presented by:

Tanya Rankin

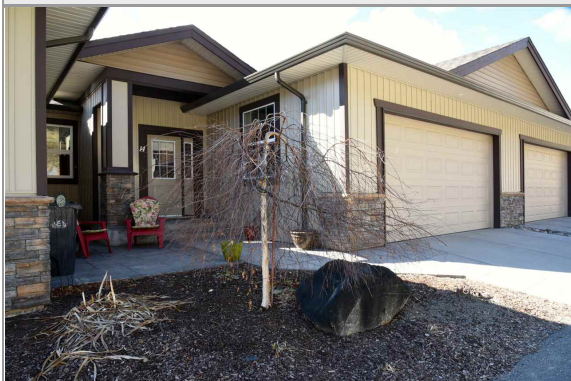
Tanya Rankin Ltd
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Active
R2153244
Board: N
Townhouse

14 1880 HAMEL ROAD
Williams Lake (Zone 27)
Williams Lake - City
V2G 5G8

Residential Attached
\$320,000 (LP)
(SP)



Sold Date:	Frontage (feet): 0.00	Original Price: \$320,000
Meas. Type: Feet	Frontage (metres): 0.00	Approx. Year Built: 2010
Depth / Size (ft.): 0	Bedrooms: 3	Age: 7
Lot Area (acres): 0.00	Bathrooms: 3	Zoning: R3
Flood Plain: No	Full Baths: 2	Gross Taxes: \$3,369.19
Approval Req?:	Half Baths: 1	For Tax Year: 2016
Exposure:	Maint. Fee: \$225.66	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 028-406-001
Mgmt. Co's Name:		Tour:
Mgmt. Co's Phone:		
View: Yes: Mountains & Williams Lake		
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: Ground Level Unit	Total Parking: Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Garage; Double, Open	Locker:
Exterior: Vinyl	Dist. to Public Transit:	Dist. to School Bus:
Foundation: Concrete Perimeter	Units in Development:	Total Units in Strata:
Rain Screen:	Title to Land: Freehold Strata	
Renovations:	Property Disc.: Yes	
Water Supply: City/Municipal	Fixtures Leased: :	
Fireplace Fuel: Gas - Natural	Fixtures Rmvd: No	
Fuel/Heating: Forced Air, Natural Gas	Floor Finish: Laminate, Vinyl/Linoleum, Wall/Wall/Mixed	
Outdoor Area: Patio(s) & Deck(s)		
Type of Roof: Asphalt		

Maint Fee Inc: **Gardening, Management**
Legal: **SL 14 DL 8818 CARIBOO DISTRICT STRATA PL EPS28 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'4 x 9'6	Bsmt	Bedroom	12'9 x 11'10			x
Main	Dining Room	9' x 11'			x			x
Main	Living Room	13'6 x 14'4			x			x
Main	Master Bedroom	13' x 11'5			x			x
Main	Foyer	6' x 6'			x			x
Main	Walk-In Closet	6'6 x 5'10			x			x
Main	Laundry	5' x 6'			x			x
Bsmt	Recreation	13'7 x 23'8			x			x
Bsmt	Storage	8' x 9'			x			
Bsmt	Bedroom	9' x 11'9			x			

Finished Floor (Main): 1,078	# of Rooms: 11	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	2	No	Workshop/Shed:
Finished Floor (Basement): 1,050	# of Pets:	Cats:	Dogs:	3	Bsmt	4	No	Pool:
Finished Floor (Total): 2,128 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaw Restrict: Pets Allowed w/Rest.			5				Door Height:
Grand Total: 2,128 sq. ft.	Basement: Full, Fully Finished			6				
				7				
				8				

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

Upscale condo living with spectacular panoramic lake view, located in private corner of the complex away from traffic & noise. Easy walking distance to local neighbourhood pub, tourist info center & other amenities including nearby world class mountain biking trails connected to Signal Point look out. With 9' ceilings, oversized windows, jetted bath tub, heated tile floor, stainless high end appliances, & fire sprinkler system. You'll enjoy the option of 3 outdoor patios for outside lifestyle while your interior floods with natural light & sunshine year round. This complex is managed by mature and well functioning strata council with administrative functions provided by an accredited property management company.