



Presented by:
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Active
R2162134
Board: N
House/Single Family

296 CENTENNIAL DRIVE

Williams Lake (Zone 27)
Williams Lake - City
V2G 2H1

Residential Detached

\$352,000 (LP)

(SP)



Sold Date:	Frontage:	0.00	Original Price: \$352,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2014
Depth / Size: 0	Bathrooms:	2	Age: 3
Lot Area (acres): 0.24	Full Baths:	2	Zoning: R1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,752.25
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 029-373-158
			Tour:

View: **Yes: Mountains & Town**

Complex / Subdiv:

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

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **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: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Double, 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: **Other, Tile**

Legal: **LOT 2 DISTRICT LOT 8815 CARIBOO DISTRICT PLAN EPP41163**

Amenities: **None**

Site Influences: **Cul-de-Sac, Paved Road, Recreation Nearby**
Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'4 x 11'			x			x
Main	Dining Room	11' x 10'			x			x
Main	Living Room	14' x 14'			x			x
Main	Master Bedroom	14' x 12'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	11' x 10'			x			x
Bsmt	Bedroom	10'10 x 9'10			x			x
Bsmt	Laundry	8' x 7'			x			x
Bsmt	Foyer	7'2 x 6'8			x			
		x			x			

Finished Floor (Main):	1,286	# of Rooms:	9	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No		Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	3	Yes		Workshop/Shed:
Finished Floor (Basement):	1,041	Suite:	None	3					Pool:
Finished Floor (Total):	2,327 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: 1	Beds not in Basement: 3	5					Door Height:
Unfinished Floor:	0	Basement: Part		6					
Grand Total:	2,327 sq. ft.			7					
				8					

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

NEW HOME on FABULOUS, ONE OF A KIND, LARGE, LEVEL LOT! Exceptional back yard access to all the recreational activities of the fox mountain trail network while embracing the simplicity of city living. This quality built Macon home is less than 3 years old & offers home warranty package. Open concept floor plan ideally situated with kitchen overlooking the fully fenced back yard ideal for kids & pets. The covered front deck is an added bonus ideal for barbecue season & to enjoy the evening sunset. 3 spacious bedrooms, 2 full baths and a partially finished basement ...perfect for adding value! Snow removal is a breeze with the short shoveling driveway & double car garage.