



Presented by:
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Active
R2162758
 Board: N
 House/Single Family

75 EAGLE CRESCENT
 Williams Lake (Zone 27)
 Williams Lake - City
 V2G 5K2

Residential Detached
\$479,000 (LP)
 (SP)



Sold Date: Frontage: **0.00** Original Price: **\$479,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2014**
 Depth / Size: **0** Bathrooms: **3** Age: **3**
 Lot Area (acres): **0.21** Full Baths: **2** Zoning: **R1**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$4,438.65**
 Rear Yard Exp: For Tax Year: **2016**
 Approval Req?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **800-075-369**
 Tour:
 View: **Yes: Town & Lake**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Hardi Plank**
 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: **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: **Garage; Double, Open**
 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: **Other, Tile**

Legal: **LOT B DISTRICT LOT 8840 CARIBOO DISTRICT PLAN EPP22627**

Amenities: **None**

Site Influences: **Cul-de-Sac, Paved Road**

Features: **Dishwasher, Freezer, Refrigerator, Security System, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'6" x 14'	Bsmt	Bedroom	9'3" x 8'11"			x
Main	Dining Room	14' x 10'4"	Above	Master Bedroom	14' x 12'2"			x
Main	Living Room	19'8" x 13'4"	Above	Bedroom	10' x 10'			x
Main	Bedroom	9'4" x 14'5"	Above	Walk-In Closet	4'9" x 8'2"			x
Main	Foyer	9'6" x 5'6"	Above	Laundry	6'10" x 5'4"			x
Main	Master Bedroom	11' x 5'6"	Above	Bedroom	10'4" x 10'3"			x
Bsmt	Recreation	12'10" x 29'			x			x
Bsmt	Family Room	13'10" x 10'9"			x			x
Bsmt	Kitchen	13'10" x 6'			x			
Bsmt	Eating Area	7' x 3'6"			x			

Finished Floor (Main): **1,098**
 Finished Floor (Above): **803**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,098**
 Finished Floor (Total): **2,999 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **2,999 sq. ft.**

of Rooms: **16**
 # of Kitchens: **2**
 # of Levels: **3**
 Suite: **Unauthorized Suite**
 Crawl/Bsmt. Height:
 Beds in Basement: **1** Beds not in Basement: **5**
 Basement: **Full, Fully Finished**

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

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

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

CUSTOM BUILD in one of the newest, exclusive, areas of Westridge. Unobstructed view of lake, mountains & valley beyond. Enjoy the spectacular early morning sunrise from the lovely covered porch perfect for evening meals & barbecue season. Take a step inside this delightful 2 storey home with open concept floor plan & walk out lower level complete with immaculate one bedroom in-law suite. You'll love the 3 bedrooms on the upper level including laundry conveniently situated on the same floor. Spacious master bedroom with luxurious ensuite & large walk in closet. Enjoy entertaining with family & friends in this well appointed kitchen, complete with side by side fridge/freezer & walk in pantry. Awesome oversized bootroom directly off the double car garage is perfect for bringing in all the