



Presented by:

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Tanya Rankin Ltd

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Active
R2163401

Board: N

House with Acreage

1872 BEAVER LAKE ROAD

Williams Lake (Zone 27)

Williams Lake - Rural North

VOL 1P0

Residential Detached

\$315,000 (LP)

(SP)



Sold Date:	Frontage:	0.00	Original Price: \$315,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1956
Depth / Size: 0	Bathrooms:	2	Age: 61
Lot Area (acres): 14.57	Full Baths:	2	Zoning: RR1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$542.67
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 015-061-337
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Rancher/Bungalow w/Loft**

Construction: **Frame - Wood**

Exterior: **Wood**

Foundation: **Concrete Slab**

Rain Screen:

Renovations:

of Fireplaces: **0**

Fireplace Fuel: **None**

Water Supply: **Well - Shallow**

Fuel/Heating: **Baseboard, Electric**

Outdoor Area: **Patio(s) & Deck(s)**

Type of Roof: **Metal**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
Parking: **Open, 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, Tile**

Legal: **PARCEL A(PLAN B7033) OF DISTRICT LOT 313 CARIBOO DISTRICT, EXCEPT PLANS 23052 AND 23111**

Amenities: **Storage, Workshop Detached**

Site Influences: **Paved Road, Private Setting, Private Yard, Rural Setting, Treed**

Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 11'			x			x
Main	Dining Room	10' x 7'10			x			x
Main	Foyer	8' x 6'6			x			x
Main	Laundry	8'9 x 5'			x			x
Main	Living Room	14'11 x 16'			x			x
Main	Bedroom	13'6 x 11'10			x			x
Main	Bedroom	7'11 x 11'			x			x
Main	Master Bedroom	15'10 x 11'			x			x
Above	Loft	15'10 x 9'4			x			
		x			x			

Finished Floor (Main):	1,516	# of Rooms:	9	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	No		Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	4	Yes		Workshop/Shed: 36' x
Finished Floor (Basement):	0	Suite: None		3					Pool:
Finished Floor (Total):	1,516 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 3	5					Door Height:
Unfinished Floor:	0	Basement: None		6					
Grand Total:	1,516 sq. ft.			7					
				8					

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

RARELY AVAILABLE this unique, quaint, country paradise just minutes to GIBRALTAR MINE. Wonderfully updated with meticulous attention to detail you'll embrace all that this modern 3 bedroom, 2 bathroom cottage has to offer. From the heated tile floors to the natural wood burning stoves complete with fully updated bathrooms, kitchens, windows & solid surface counter tops it's move in ready. The 14+ park like acres offers its own creek with spawning salmon plus lakeshore access on renowned McLeese Lake ideal for parking you boat or party barge. The handy man will spend hours inside the 36'x34' shop. Whether this is you weekend paradise escape or your full time home you're sure to appreciate the tranquil splendour! Come check it out!!