



Presented by:
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Active
R2160251
 Board: N
 Other

2561 ROSE DRIVE
 Williams Lake (Zone 27)
 Williams Lake - Rural East
 VOK 2G0

Land
\$75,000 (LP)
 (SP)



Sold Date:
 Frontage (feet): **0.00**
 Meas. Type: **Feet**
 Frontage (metres): **0.00**
 Depth: **0**
 Price/SqFt:
 Sub-Type:
 Flood Plain: **No**
 Exposure: **South**
 Permitted Use:
 Title to Land: **Freehold NonStrata**
 Tour:

Original Price: **\$75,000**
 Subdiv/Complex:
 P.I.D.: **004-608-283**
 Taxes: **\$642.76**
 For Tax Year: **2016**
 Zoning: **RR1**
 Rezoneable?

<u>Lot Area</u>	
Acres:	10.00
Hect:	4.05
SqFt:	435,600.00
SqM:	40,468.56

Sanitary Sewer: **None**
 Storm Sewer: **None**
 Water Supply: **Well - Drilled**
 Electricity: **Available**
 Natural Gas: **Not Available**
 Telephone Service: **Available Nearby**
 Cable Service: **Not Available**
 Prospectus: **Not Required**
 Develop Permit?: **No**
 Bldg Permit Apprv: **No**
 Building Plans: **Not Available**
 Perc Test Avail:
 Perc Test Date:

Property Access: **Road Access**
 Parking Access:
 Fencing:
 Property in ALR: **No**
 Information Pkg: **Yes**
 Sign on Property: **Y**
 Sketch Attached: **No**
 Property Disclosure: **Yes**
 Trees Logged: **No**

Legal: **LOT 11, PLAN PGP28093, DISTRICT LOT 4911, CARIBOO LAND DISTRICT**

Site Influences:
 Restrictions: **Mandatory Building Scheme**

Listing Broker 1: **Tanya Rankin Ltd**
 Listing Broker 2:
 Listing Broker 3:

Prime building site near Rose lake! 10 acres of private country living in the Rose lake area. Power, driveway and an older well are already on the lot. Imagine a private peacefull lifestyle with all kinds of outdoor entertainment as this lot backs onto crown land. Whether you love to quad, sled, horseback ride, mountain bike or just hike there are plenty of trail options out your future back door! Owner states the front part of the lot is treed with Douglas fir, with 10 to 12% grade from the start of the driveway up to the level building site and back part of lot. The top half had been cleared roughly 10 years ago and has small aspen trees now growing. Fenced on three sides, this lot is just waiting for someone to call it home!