



Presented by:
Tanya Rankin
 Tanya Rankin Ltd
 Phone: 250-392-0371
 www.williamslakerealestate.com
 tanya@tanyarankin.com



Active R2165372 Board: N Manufactured with Land	703 CARTWRIGHT DRIVE Williams Lake (Zone 27) Esler/Dog Creek V2G 3J5	Residential Detached \$165,000 (LP) (SP)
--	--	---



Sold Date: Meas. Type: Feet Depth / Size: 0 Lot Area (acres): 0.17 Flood Plain: No Rear Yard Exp: Approval Req?: If new, GST/HST inc?:	Frontage: 0.00 Bedrooms: 3 Bathrooms: 1 Full Baths: 1 Half Baths: 0 View: No Complex / Subdiv: Services Connected: Electricity, Natural Gas, Septic, Water	Original Price: \$174,900 Approx. Year Built: 1971 Age: 46 Zoning: R1 Gross Taxes: \$993.10 For Tax Year: 2016 Tax Inc. Utilities?: No P.I.D.: 007-991-151 Tour:
---	--	--

Style of Home: Manufactured/Mobile Construction: Frame - Wood, Manufactured/Mobile Exterior: Vinyl Foundation: Other Rain Screen: Renovations: # of Fireplaces: 0 Fireplace Fuel: None Water Supply: Other Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Fenced Yard, Patio(s) Type of Roof: Metal	Total Parking: Covered Parking: Parking Access: Parking: Open Dist. to Public Transit: Title to Land: Freehold NonStrata Property Disc.: Yes PAD Rental: Fixtures Leased: No Fixtures Rmvd: No Floor Finish: Laminate, Vinyl/Linoleum
---	---

Legal: **LOT 18 DISTRICT LOT 9849 CARIBOO DISTRICT PLAN 20449**

Amenities: **None**

Site Influences: **Paved Road**

Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5' x 11'4			x			x
Main	Living Room	11'3 x 18'			x			x
Main	Kitchen	15'6 x 6'9			x			x
Main	Eating Area	5' x 7'			x			x
Main	Master Bedroom	11'4 x 16'2			x			x
Main	Bedroom	8'4 x 11'			x			x
Main	Bedroom	7'7 x 9'4			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,110	# of Rooms:	7	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	1		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None		4							Pool:
Finished Floor (Total):	1,110 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	Beds not in Basement:	3							Door Height:
Grand Total:	1,110 sq. ft.	Basement:	None		6							
					7							
					8							

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

Spectacular, unexpected quality in this fully updated home. You'll appreciate the oversized addition making a lovely spacious entry with high ceilings & cozy central wood stove. Modern, sleek kitchen complete with granite counters! The master bedroom opens onto back yard deck, with large closet & storage room that's plumbed for future ensuite. Great location for mountain biking, trails & all kinds of motorized sports & outdoor activity. Fully fenced this exceptional back yard is ideal for any family & a great safe place for pets. Updates include, plumbing, electrical, roof, windows, siding, drywall, flooring, bathroom, kitchen & so much more! Water system supplied by Kendall Acres at \$540/year. This 3 bedroom level entry home is immaculate & move in ready. Come check it out!