



Presented by:

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Active
R2172482
 Board: N
 House/Single Family

916 BEGBIE CRESCENT

Williams Lake (Zone 27)
 Esler/Dog Creek
 V2G 3J1

Residential Detached

\$238,900 (LP)

(SP)



Sold Date: Frontage: **0.00** Original Price: **\$238,900**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1973**
 Depth / Size: **0** Bathrooms: **2** Age: **44**
 Lot Area (acres): **0.44** Full Baths: **2** Zoning: **R1**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$2,259.78**
 Rear Yard Exp: For Tax Year: **2016**
 Approval Req?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **010-372-296**
 Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Tar & Gravel**

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

Total Parking: Covered Parking: Parking Access:
 Parking: **Carpport; Single, 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, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL 19671 LT 28 DL 9849 LD 05**

Amenities: **Workshop Detached**

Site Influences: **Paved Road, Private Yard**

Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'10 x 10'			x			x
Main	Dining Room	9' x 10'			x			x
Main	Living Room	14' x 13'5			x			x
Main	Bedroom	10'3 x 10'2			x			x
Main	Bedroom	9'4 x 11'			x			x
Main	Master Bedroom	12'2 x 10'2			x			x
Bsmt	Recreation	17' x 19'7			x			x
Bsmt	Laundry	11' x 12'			x			x
Bsmt	Family Room	12'9 x 12'10			x			x
		x			x			

Finished Floor (Main): **1,090**
 Finished Floor (Above): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,090**
 Finished Floor (Total): **2,180 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **2,180 sq. ft.**

of Rooms: **9**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **3**
 Basement: **Full, Fully Finished**

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

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

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

Wicked LOCATION offering privacy with oversized back yard backing onto GREEN SPACE! Wonderful 4 bedroom home just on the outskirts of town (app 5 minutes) in fabulous family friendly neighborhood. Minutes walk to Mountview Elementary, gas station & convenience store. This level, useable lot comes complete with 20x24 detached shop an awesome bonus for the handy man or storing the bikes & quad. Trail access from the back door is a double bonus. Spacious living room with brick fireplace, updated windows, flooring, paint, front door, & newer wood stove downstairs. Hard working basement offers second bathroom, large laundry, cold room & suite potential. You'll love the kitchen overlooking the yard with direct access to lovely entertaining deck ideal for barbecue season.