



Presented by:
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Active
R2175803
Board: N
House/Single Family

1179 TOWER CRESCENT

Williams Lake (Zone 27)
Williams Lake - City
V2G 1A6

Residential Detached

\$337,500 (LP)

(SP)



Sold Date:	Frontage:	76.00	Original Price: \$337,500
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1989
Depth / Size: 120	Bathrooms:	2	Age: 28
Lot Area (acres): 0.21	Full Baths:	2	Zoning: R1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$2,699.11
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-976-073
			Tour:

View: **Yes: Mountains & Town**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow 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: **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: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL 28359 LT A DL 8816 LD 05**

Amenities: **None**

Site Influences: **Paved Road, Private Setting, Private Yard**
Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'6 x 9'8	Bsmt	Other	14' x 9'8			x
Main	Eating Area	6' x 10'10	Bsmt	Bedroom	13'2 x 11'2			x
Main	Dining Room	9'9 x 9'	Bsmt	Mud Room	15'3 x 8'			x
Main	Living Room	12' x 17'	Bsmt	Storage	10' x 15'			x
Main	Bedroom	9'7 x 9'9	Bsmt	Laundry	4'9 x 7'			x
Main	Bedroom	8'7 x 9'9			x			x
Main	Master Bedroom	13'5 x 11'5			x			x
Main	Foyer	6' x 5'			x			x
Bsmt	Recreation	12'8 x 15'2			x			
Bsmt	Office	10'5 x 9'			x			

Finished Floor (Main):	1,235	# of Rooms:	15	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No		Barn:
Finished Floor (Below):	1,200	# of Levels:	2	2	Main	3	Yes		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3					Pool:
Finished Floor (Total):	2,435 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: 1	Beds not in Basement: 3	5					Door Height:
Unfinished Floor:	0	Basement: Full, Fully Finished		6					
Grand Total:	2,435 sq. ft.			7					
				8					

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

Exceptional sunny location in coveted retro location bursting with privacy & back door access to trails & crown land. This is a one of a kind setting with fabulous oversized deck, fully fenced yard & prime mountain views while still being within city limits. 3 bedrooms up with a 4th down plus two full baths this is a fantastic family home that's move in ready. Updates include: retaining wall, side stairs, double shed, garage door & garden door 2009. New exterior wall insulation & flooring in basement plus drywall 2010 plumbing 2011, roof 2012, cement board siding 2013/2014. Cement pad for hot tub & walkway 2015. Deck & railings 2016. New mud room including both basement doors 2016. Skylight at entrance plus front door 2017. Incredible value top to bottom.