



Presented by:  
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**Active**  
**R2180743**  
 Board: N  
 House/Single Family

### 4175 CLEAR ROAD

Williams Lake (Zone 27)  
 Williams Lake - Rural North  
 V2G 2V2

Residential Detached

**\$155,000** (LP)

(SP)



|                               |  |             |                                  |
|-------------------------------|--|-------------|----------------------------------|
| Sold Date:                    | Frontage:                                      | <b>0.00</b> | Original Price: <b>\$155,000</b> |
| Meas. Type: <b>Feet</b>       | Bedrooms:                                      | <b>5</b>    | Approx. Year Built: <b>1964</b>  |
| Depth / Size: <b>0</b>        | Bathrooms:                                     | <b>3</b>    | Age: <b>53</b>                   |
| Lot Area (acres): <b>0.84</b> | Full Baths:                                    | <b>3</b>    | Zoning: <b>R2</b>                |
| Flood Plain: <b>No</b>        | Half Baths:                                    | <b>0</b>    | Gross Taxes: <b>\$2,381.68</b>   |
| Rear Yard Exp:                |  |             | For Tax Year: <b>2016</b>        |
| Approval Req?:                |  |             | Tax Inc. Utilities?: <b>No</b>   |
| If new, GST/HST inc?:         |  |             | P.I.D.: <b>012-539-112</b>       |
|                               |  |             | Tour:                            |
| View:                         | <b>Yes: Pond</b>                               |             |                                  |
| Complex / Subdiv:             |  |             |                                  |
| Services Connected:           | <b>Electricity, Natural Gas, Septic, Water</b> |             |                                  |

Style of Home: **Rancher/Bungalow w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **Well - Drilled**  
 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: **DetachedGrge/Carport, 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: **Laminate, Vinyl/Linoleum**

Legal: **PL 11353 LT 3 BLK G DL 9834 LD 05**

Amenities: **Storage, Workshop Detached**

Site Influences:  
 Features: **Dishwasher, Refrigerator, Stove**

| Floor | Type           | Dimensions  | Floor | Type       | Dimensions  | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------------|-------------|-------|------|------------|
| Main  | Kitchen        | 10'10 x 9'8 | Bsmt  | Laundry    | 8'9 x 9'9   |       |      | x          |
| Main  | Dining Room    | 10'5 x 18'3 | Bsmt  | Recreation | 19'7 x 20'9 |       |      | x          |
| Main  | Foyer          | 12'9 x 8'   |       |            | x           |       |      | x          |
| Main  | Bedroom        | 9'2 x 11'8  |       |            | x           |       |      | x          |
| Main  | Bedroom        | 10'8 x 7'10 |       |            | x           |       |      | x          |
| Main  | Master Bedroom | 11'9 x 9'3  |       |            | x           |       |      | x          |
| Main  | Living Room    | 20'6 x 20'3 |       |            | x           |       |      | x          |
| Bsmt  | Mud Room       | 9'10 x 7'2  |       |            | x           |       |      | x          |
| Bsmt  | Bedroom        | 10' x 11'7  |       |            | x           |       |      |            |
| Bsmt  | Bedroom        | 12'6 x 10'5 |       |            | x           |       |      |            |

|                            |                      |                            |                                |      |          |       |             |             |           |          |           |                |
|----------------------------|----------------------|----------------------------|--------------------------------|------|----------|-------|-------------|-------------|-----------|----------|-----------|----------------|
| Finished Floor (Main):     | <b>1,632</b>         | # of Rooms:                | <b>12</b>                      | Bath | <b>1</b> | Floor | <b>Main</b> | # of Pieces | <b>4</b>  | Ensuite? | <b>No</b> | Outbuildings   |
| Finished Floor (Above):    | <b>0</b>             | # of Kitchens:             | <b>1</b>                       |      | <b>2</b> |       | <b>Main</b> | <b>3</b>    | <b>No</b> |          |           | Barn:          |
| Finished Floor (Below):    | <b>0</b>             | # of Levels:               | <b>2</b>                       |      | <b>3</b> |       | <b>Bsmt</b> | <b>3</b>    | <b>No</b> |          |           | Workshop/Shed: |
| Finished Floor (Basement): | <b>1,232</b>         | Suite:                     | <b>None</b>                    |      | <b>4</b> |       |             |             |           |          |           | Pool:          |
| Finished Floor (Total):    | <b>2,864 sq. ft.</b> | Crawl/Bsmt. Height:        |                                |      | <b>5</b> |       |             |             |           |          |           | Garage Sz:     |
|                            |                      | Beds in Basement: <b>2</b> | Beds not in Basement: <b>3</b> |      | <b>6</b> |       |             |             |           |          |           | Door Height:   |
| Unfinished Floor:          | <b>400</b>           | Basement:                  | <b>Full, Partly Finished</b>   |      | <b>7</b> |       |             |             |           |          |           |                |
| Grand Total:               | <b>3,264 sq. ft.</b> |                            |                                |      | <b>8</b> |       |             |             |           |          |           |                |

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

**Tranquil artists escape overlooking picturesque pond! This spacious family home is affordable with plenty of room for all. Located enroute to Gibraltar Mines, minutes to airport, Wildwood store/gas station & city centre. You'll enjoy the bonus of the detached work shop complete with RV storage & separate guest cottage. Lots of parking on this useable 0.84 acres.**