



Presented by:

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Active
R2178117

Board: N
Manufactured with Land

2803 PIONEER CRESCENT

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

Residential Detached

\$345,000 (LP)

(SP)



Sold Date:	Frontage:	0.00	Original Price: \$345,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1993
Depth / Size: 0	Bathrooms:	2	Age: 24
Lot Area (acres): 5.00	Full Baths:	2	Zoning: RR2
Flood Plain: No	Half Baths:	0	Gross Taxes: \$1,265.44
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 007-933-193
			Tour:
View:	Yes: Trees & Hills		
Complex / Subdiv:			
Services Connected:	Electricity, Septic, Water		

Style of Home: **Manufactured/Mobile, Rancher/Bungalow**
 Construction: **Frame - Wood, Manufactured/Mobile**
 Exterior: **Vinyl**
 Foundation: **Other**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Forced Air, Propane Gas, Wood**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Metal**

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

Total Parking: Covered Parking: Parking Access:
 Parking: **DetachedGrge/Carport, 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, Tile, Wall/Wall/Mixed**

Legal: **LOT 11 DISTRICT LOT 9538 CARIBOO DISTRICT PLAN 25277**

Amenities: **Storage, Workshop Detached**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	13' x 10'2			x			x
Main	Kitchen	13' x 13'			x			x
Main	Living Room	14'10 x 15'7			x			x
Main	Mud Room	9'4 x 5'10			x			x
Main	Foyer	7' x 6'10			x			x
Main	Bedroom	10'10 x 11'			x			x
Main	Laundry	5'4 x 7'5			x			x
Main	Master Bedroom	10'11 x 13'			x			x
Main	Bedroom	11'2 x 10'11			x			x
Main	Bedroom	9'2 x 14'10			x			x

Finished Floor (Main): 1,700	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 1	2	Main	4	Yes	Workshop/Shed: 32' x
Finished Floor (Basement): 0	Suite: None	3				Pool:
Finished Floor (Total): 1,700 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Door Height:
Unfinished Floor: 0	Basement: None	6				
Grand Total: 1,700 sq. ft.	Bed not in Basement: 4	7				
		8				

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

Wonderful, exceptional, efficient & everything in between! This ONE OF A KIND offering is located in the heart of quiet pristine country living. Only 25 min to town & 15 min to the 150 Mile elementary school w/school bus pick up right at your driveway! You'll love the affordable utilities w/ an outdoor wood furnace (installed 2012) providing heating for both the house & shop. Enjoy country charm in this 4 bedroom, 2 full bath home w/ a wonderful hard working kitchen complete w/central island & vaulted ceiling. Summers will be enjoyed, eating outside on the covered veranda & wrap around porch. The 5 private acres are perimeter fenced & offers crown land access w/tons of trails to quad & snowmobile. 32'x36' heated shop, w/awesome loft for an ideal man cave! This paradise offers greenhouse,