

Presented by:  
**Tanya Rankin**  
Tanya Rankin  
Phone: (250) 392-0371 Cell: (250)392-0371  
Email: [tanya@tanyarankin.com](mailto:tanya@tanyarankin.com)  
Website: <http://www.williamslakerealestate.com>

Williams Lake (Zone 27), Williams Lake - City  
**11 COUNTRY CLUB BV, V2G 3T3**

**MLS# N216180**

Residential Detached

**Active**



List Price: \$454,000

Complex/Subdiv:

Frontage:	Bedrooms:	5	PID:	006-432-719
Depth/Size:	Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt: 0.00	Full Baths:	3	Approx Yr Blt:	1991
Rear Yard Exp:	Half Baths:	1	Age at List Date:	21
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$4,135 (2011)
Flood Plain: No	Zoning:	R1		
View:	Y - WILLIAMS LAKE TOWN			
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water			

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	Front
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double, Open, RV Parking Avail.
Exterior:	Wood		
Rainscreen:		R/I Plumbing:	Dist to Public Trans:
Type of Roof:	Asphalt		Dist to School Bus:
Renovations:		Reno Year:	Possession:
Flooring:	Tile, Hardwood, Wall/Wall/Mixed		Title to Land:
Water Supply:	City/Municipal		Freehold NonStrata
Heat/Fuel:	Forced Air, Natural Gas		Seller's Interest:
No. of Fireplaces:	1		Registered Owner
Fireplace Fuel:	Gas - Natural		Mortgage Info:
Outdoor Area:	Fenced Yard, Patio(s)		\$0
Pad Rental:			
Fixtures Leas:	N	Property Disclosure:	Y
Fixt Removed:	N	Out Buildings:	/Garage Sz: 23X21

Legal: PL 27555 LT 2 DL 71 LD 05  
Amenities: Storage, Air Cond./Central  
Site Influences: Golf Course Nearby, Private Setting, Private Yard, Paved Road  
Features Incl: Air Conditioning, Dishwasher, Refrigerator, Stove, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'4" X 14'10"	Bsmt	Office	10' X 9'7"			X
Main F.	Kitchen	10' X 10'	Bsmt	Storage	18'6" X 6'8"			X
Main F.	Dining	12'2" X 11'	Bsmt	Hobby Room	14'6" X 16'			X
Main F.	Family Room	13'10" X 12'	Bsmt	Bedroom	12' X 9'			X
Main F.	Nook	6' X 6'	Bsmt	Bedroom	13' X 12'			X
Main F.	Laundry	6'8" X 10'			X			X
Main F.	Bedroom	11'7" X 10'7"			X			X
Main F.	Bedroom	13'6" X 10'10"			X			X
Main F.	Master Bedroom	16'9" X 13'8"			X			
Bsmt	Recreation Room	25' X 14'6"			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt:	2,060	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	3 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt:	2,000	4 4 Piece; Ensuite: Y; Level: Main F.
Total Finished Floor SqFt:	4,060	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	4,060	8

Listing Broker(s): Tanya Rankin Ltd

Yowzaa! It's one of a kind Hoezler constructed home in the premium, prime, golf course subdivision. Jump in your cart & head to the course for a quick round! It's a magnificent home bursting with quality. Step inside to enjoy the flood of natural sunshine opening up into the sunken living room and fabulous fenced 0.45 acre backyard. Oak hardwood floors are modern & fresh leading to the fantastic recently renovated kitchen - it's a chef's delight plus so crisp and clean! The island eating bar nestles up to a cozy breakfast nook & embraces a perfect family room for hanging out. This master bedroom has it all with a luxurious fully updated ensuite that will make you say ahh & bonus sliding doors that leads directly to outdoor spa.