

Presented by:  
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Williams Lake (Zone 27), Lakeside Rural MLS# N216374 Residential Detached  
**1934 WHITE RD, V2G 5G9** **Active**



List Price: \$295,000

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 008-872-392
Depth/Size: 0	Bathrooms: 3	Type: House with Acreage
Lot Area SqFt: 0.00	Full Baths: 2	Approx Yr Blt: 9999
Rear Yard Exp:	Half Baths: 1	Age at List Date: 999
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,194 (2011)
Flood Plain: No	Zoning: R1	

View: Y - WILLIAMS LAKE  
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: Split Entry	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Single, Open, RV Parking Avail.	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations: Completely	Reno Year: 2011	Possession:
Flooring: Laminate, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: Well - Drilled		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 22533 LT 1 DL 8819 LD 05 EXCEPT PLAN 27389.  
 Amenities: None  
 Site Influences: Cul-de-Sac  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 18'	Bsmt	Gym	12'7 X 12'3			X
Main F.	Kitchen	13' X 9'6						X
Main F.	Den	10'6 X 9'6						X
Main F.	Bedroom	11' X 9'6						X
Main F.	Bedroom	10' X 9'6						X
Main F.	Master Bedroom	13' X 11'						X
Bsmt	Family Room	11'8 X 19'6						X
Bsmt	Games Room	13'3 X 10'6						X
Bsmt	Laundry	12' X 10'						X
Bsmt	Bedroom	17' X 12'						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,250	Total # Rooms: 11	1 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 5 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt: 1,250	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,500	Basement Area: Full, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,500		8

Listing Broker(s): Tanya Rankin Ltd

Yowzaa! Soak in the sunshine and panoramic view of Williams Lake. this home has undergone a complete renovation that's sure to please and makes it move in ready. Open concept kitchen with fantastic granite counter tops make entertaining or everyday cook a treat. Enjoy the peaceful setting from the 4 large picture windows in the living room with the relaxation of the natural gas fireplace. The fully finished basement is a dream come true for rambunctious children or a simple house guest - complete with a full bathroom. 6 acres - 6 minutes to town. Avg hydro is \$55/month & gas is \$70/month.