



Presented by:
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Active **R2202430** **2055 SOUTH LAKESIDE DRIVE** Residential Detached
 Board: N Williams Lake (Zone 27) **\$385,000 (LP)**
 House/Single Family Lakeside Rural (SP)



Sold Date: Frontage: **0.00** Original Price: **\$385,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2017**
 Depth / Size: **0** Bathrooms: **2** Age: **0**
 Lot Area (acres): **0.74** Full Baths: **2** Zoning: **R2**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$691.24**
 Rear Yard Exp: For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **029-034-396**
 Tour:
 View: **Yes: Mountains**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **Community**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

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: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 6 DISTRICT LOT 8832 AND 8838 CARIBOO DISTRICT PLAN EPP24339**

Amenities: **None**

Site Influences: **Paved Road**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	11' x 8'			x			x
Main	Kitchen	9'6 x 14'			x			x
Main	Living Room	16'6 x 15'5			x			x
Main	Laundry	4'10 x 7'6			x			x
Main	Bedroom	12'10 x 9'4			x			x
Main	Bedroom	11'10 x 9'4			x			x
Main	Master Bedroom	13'10 x 11'10			x			x
Main	Walk-In Closet	5'10 x 4'3			x			x
Bsmt	Office	10'10 x 10'5			x			
Bsmt	Foyer	4' x 14'			x			

Finished Floor (Main):	1,368	# of Rooms:	10	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No			Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	3	Yes			Workshop/Shed:
Finished Floor (Basement):	269	Suite:	None	3						Pool:
Finished Floor (Total):	1,637 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	784	Beds in Basement:	0	5						Door Height:
Grand Total:	2,421 sq. ft.	Beds not in Basement:	3	6						
		Basement:	Part, Partly Finished	7						
				8						

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

PRIVATE with exceptional OVERSIZED LOT with room to build your FUTURE SHOP! You'll love the easy option for RV PARKING plus unexpected bonus of LEVEL ENTRY access at rear of home. Located in wonderful Russet Bluff this top quality custom GL CONSTRUCTION home offers precision to detail & quality construction plus has a full new home warranty package. Awesome open concept floor plan with easy access to level entry backyard. You'll love the interior finishings mixing a little modern with country charm. Wonderfully laid out with three spacious bedrooms on the main, including two full baths, walk-in-closet & an abundance of storage. Basement is partially finished with an office & foyer with future space for Recroom, bathroom & bedroom! Ideal for families & growing kids in an incredible