



Presented by:  
**Tanya Rankin**  
 Tanya Rankin Ltd  
 Phone: 250-392-0371  
 www.williamslakerealestate.com  
 tanya@tanyarankin.com



**Active**  
**R2209711**  
 Board: N  
 House/Single Family

**72 FAIRVIEW DRIVE**  
 Williams Lake (Zone 27)  
 Williams Lake - City  
 V2G 3T1

Residential Detached  
**\$395,000 (LP)**  
 (SP)



Sold Date: Frontage: **0.00** Original Price: **\$395,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1977**  
 Depth / Size: **0** Bathrooms: **4** Age: **40**  
 Lot Area (acres): **0.34** Full Baths: **3** Zoning: **R1**  
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$4,985.78**  
 Rear Yard Exp: For Tax Year: **2016**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **008-961-280**  
 Tour:

View: **Yes: Golf course & Mountains**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking: Covered Parking: Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double, Open</b>
Exterior: <b>Stucco</b>	Dist. to Public Transit: Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold NonStrata</b>
Rain Screen:	Property Disc.: <b>Yes</b>
Renovations:	PAD Rental:
# of Fireplaces: <b>2</b>	Fixtures Leased: <b>No</b>
Fireplace Fuel: <b>Gas - Natural</b>	Fixtures Rmvd: <b>No</b>
Water Supply: <b>City/Municipal</b>	Floor Finish: <b>Laminate, Tile, Wall/Wall/Mixed</b>
Fuel/Heating: <b>Baseboard, Forced Air, Natural Gas</b>	
Outdoor Area: <b>Sundeck(s)</b>	
Type of Roof: <b>Wood</b>	

Legal: **PL 22309 LT 5 DL 71 LD 05**

Amenities: **None**

Site Influences: **Golf Course Dev., Golf Course Nearby, Paved Road**

Features: **Clothes Washer/Dryer, Dishwasher, Microwave, Oven-Built In, Range Top, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6" x 24'	Bsmt	Family Room	23' x 13'			x
Main	Kitchen	27' x 20'	Bsmt	Games Room	24' x 11'			x
Main	Family Room	13'5" x 12'	Bsmt	Bedroom	11' x 9'			x
Main	Living Room	13'6" x 24'	Bsmt	Other	22' x 7'			x
Main	Dining Room	13' x 12'			x			x
Main	Laundry	23' x 8'			x			x
Above	Master Bedroom	13' x 11'			x			x
Above	Bedroom	13' x 9'			x			x
Above	Bedroom	11' x 9'			x			
Above	Bedroom	10' x 9'			x			

Finished Floor (Main):	1,540	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,050	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	1,450	Suite: None	3	Above	4	No	Pool:
Finished Floor (Total):	4,040 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	3	No	Garage Sz:
		Beds in Basement: 1 Beds not in Basement: 4	5				Door Height:
Unfinished Floor:	0	Basement: Full, Fully Finished	6				
Grand Total:	4,040 sq. ft.		7				
			8				

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

**Wonderful, unique, golf course location with lovely lake view! This fabulous family home is ideal for entertaining & growing through the years! A dream to come home to with double car garage entering into the most deluxe mud room - kids have the perfect place for back packs, jackets, boots & bags! You'll enjoy hosting friends in the upscale kitchen, complete with easy deck access, window seat, stone counters, & open concept into family room. The grand central stairway leads up to 4 spacious & well appointed bedrooms that are ideal for the hectic household. This truly is a wonderful, private setting, spacious yard & a great lifestyle opportunity with an after school/work game of golf & the country club out your back door!**