



Presented by:
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Active
R2222851
 Board: N
 House with Acreage

1272 CHIMNEY VALLEY ROAD
 Williams Lake (Zone 27)
 Williams Lake - Rural South
 V2G 4W6

Residential Detached
\$448,000 (LP)
 (SP)



Sold Date: Frontage: **0.00** Original Price: **\$448,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1974**
 Depth / Size: **0** Bathrooms: **3** Age: **43**
 Lot Area (acres): **10.79** Full Baths: **2** Zoning: **RR1**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$2,710.15**
 Rear Yard Exp: For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **010-409-807**
 Tour:
 View: **Yes: Valley**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Double, 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, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LT 21 DL 297 CD PL 19613**

Amenities: **Air Cond./Central, Barn, Garden, Storage, Workshop Detached**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14' x 12'10	Bsmt	Laundry	7' x 7'			x
Main	Dining Room	9'10 x 13'4	Bsmt	Family Room	15' x 16'			x
Main	Living Room	15'10 x 15'	Bsmt	Hobby Room	15' x 20'			x
Main	Bedroom	17'8 x 9'7	Bsmt	Mud Room	9' x 11'			x
Main	Bedroom	10'4 x 11'11			x			x
Main	Bedroom	10'5 x 9'10			x			x
Main	Master Bedroom	12'10 x 12'5			x			x
Main	Foyer	6' x 9'6			x			x
Bsmt	Bedroom	9' x 11'			x			
Bsmt	Recreation	14' x 15'			x			

Finished Floor (Main): **1,700**
 Finished Floor (Above): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,700**
 Finished Floor (Total): **3,400 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **3,400 sq. ft.**

of Rooms: **14**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **1** Beds not in Basement: **4**
 Basement: **Full, Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	2	Yes
3	Bsmt	3	No
4			
5			
6			
7			
8			

Outbuildings
 Barn: **24' x 36'**
 Workshop/Shed: **30' x**
 Pool:
 Garage Sz:
 Door Height:

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

10.79 acres ready for the horse lover in rarely available location! This fabulous hobby farm is extremely well set up in peaceful Chimney Valley. Just 15 minutes to town, minutes to first class equestrian/barrel racing centre, recreational lakes, and heaps of trails for all kinds of outdoor activity. You'll love that the property is fully fenced and cross fenced complete with a 24x36' 3 stall barn including loft, water, 18x40' 3 bay open equipment shed, 30x34' 2 bay shop with poured concrete floor, chicken coop, & dog run! Enjoy this update 5 bedroom, 3 bathroom home with cozy wood stove in basement, sunken living room & heaps of natural light & sunshine. You'll love the oversized double detached garage with direct access into awesome mudroom. This home truly offers so much!