



Presented by:

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Active
R2265853

Board: N
House with Acreage

1537 CHIMNEY VALLEY ROAD

Williams Lake (Zone 27)
Williams Lake - Rural South
V2G 4W6

Residential Detached

\$397,000 (LP)

(SP)



Sold Date:	Frontage:	0.00	Original Price: \$397,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1981
Depth / Size: 0	Bathrooms:	3	Age: 37
Lot Area (acres): 10.94	Full Baths:	2	Zoning: RR1
Flood Plain: No	Half Baths:	1	Gross Taxes: \$1,805.96
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 006-919-910
			Tour:

View: **Yes: MOUNTAINS & VALLEY**

Complex / Subdiv:

Services Connected: **Electricity, Lagoon, Natural Gas, Water**

Style of Home: **Rancher/Bungalow**

Construction: **Frame - Wood**

Exterior: **Wood**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **2**

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: **Garage; Double, Open**

Parking Access:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL PGP25845 LT 7 DL 298 LD 05.**

Amenities: **None**

Site Influences: **Paved Road, Private Setting, Private Yard, Rural Setting, Treed**

Features: **Dishwasher, Refrigerator, Stove, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 13'4			x			x
Main	Dining Room	12'4 x 10'			x			x
Main	Family Room	12' x 14'2			x			x
Main	Eating Area	6' x 8'			x			x
Main	Laundry	8'10 x 13'10			x			x
Main	Living Room	17'2 x 12'3			x			x
Main	Foyer	10' x 4'3			x			x
Main	Bedroom	9'5 x 12'6			x			x
Main	Bedroom	11'2 x 12'			x			x
Main	Master Bedroom	13' x 13'9			x			

Finished Floor (Main):	1,904	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Main	2	No	Pool:
Finished Floor (Total):	1,904 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	1,904 sq. ft.	Basement: Crawl	6				
		Beds not in Basement: 3	7				
			8				

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

Gently sloping HORSE LOVERS PARADISE! Meticulously worked 10+ acres, perimeter fully fenced & X-fenced, with approx 8 acres in pasture complete with box stall, loafing shed, 6 high end metal gates, & year round outdoor water system. Escape whenever you come home to this tranquil country 3 bedroom 2.5 bathroom rancher. Bursting with pride of ownership & love this home has been extremely well cared for. Wonderful architecture with sunken living room, central brick fireplace, vaulted ceiling & fabulous low maintenance floor plan that you seldom find. You can cozy up in the open concept kitchen while snuggled beside the certified wood stove. Easy walk out sliding doors to back back yard & spectacular deck that gets loads of sunshine