



Presented by:
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Active
R2269602
 Board: N
 House with Acreage

1833 SOUTH LAKESIDE DRIVE
 Williams Lake (Zone 27)
 Williams Lake - City
 V2G 5G1

Residential Detached
\$279,900 (LP)
 (SP)



Sold Date: Frontage: **0.00** Original Price: **\$279,900**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1969**
 Depth / Size: **0** Bathrooms: **3** Age: **49**
 Lot Area (acres): **5.87** Full Baths: **3** Zoning: **R-8**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,189.29**
 Rear Yard Exp: For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **012-499-072**
 Tour:

View: **Yes: MOUNTAINS & LAKE**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
 Parking: **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**

Legal: **PL PGP11933 LT 5 DL 8833 LD 05. LOT 4, PLAN PGP11933, DISTRICT LOT 8833, CARIBOO LAND DISTRICT.**

Amenities: **None**

Site Influences: **Paved Road, Private Setting, Private Yard**
 Features: **Clothes Washer/Dryer, Dishwasher, Microwave, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'4 x 9'5	Bsmt	Storage	4'10 x 4'9			x
Main	Dining Room	11'9 x 9'	Bsmt	Bedroom	14'8 x 10'6			x
Main	Living Room	11'9 x 17'5	Bsmt	Walk-In Closet	5'10 x 5'6			x
Main	Family Room	15' x 13'6						x
Main	Bedroom	11'10 x 10'10						x
Main	Bedroom	10'10 x 11'10						x
Main	Master Bedroom	11'6 x 11'						x
Bsmt	Laundry	6' x 7'4						x
Bsmt	Family Room	8' x 9'6						x
Bsmt	Kitchen	10'7 x 9'4						x

Finished Floor (Main):	1,345	# of Rooms:	13	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	Yes	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above):	0	# of Kitchens:	2	2	Main	4	No					
Finished Floor (Below):	0	# of Levels:	2	3	Bsmt	4	No					
Finished Floor (Basement):	805	Suite:	Unauthorized Suite	4								
Finished Floor (Total):	2,150 sq. ft.	Crawl/Bsmt. Height:		5								
Unfinished Floor:	0	Beds in Basement:	1	6								
Grand Total:	2,150 sq. ft.	Basement:	Crawl, Fully Finished, Part	7								
				8								

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

Minutes to town, but feels like you're a MILLION MILES AWAY from it all ...complete with city water and sewer! This home is an unexpected 5.8 ACRE escape of peaceful paradise with panoramic views of the lake & mountains beyond. BONUS one bedroom BASEMENT SUITE is fully independent including, kitchen, full bathroom & separate laundry. Upstairs has 3 nice bedrooms plus 2 full baths with a small office down & a unique, inviting open floor plan that includes sunken family/sun room with floor to ceiling windows. You'll love the covered patio with easy access to yard & the super huge bonus is heaps of room for parking all the toys! Come check it out!