



Presented by:
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Active
R2279391
 Board: N
 House with Acreage

2475 BAILEY ROAD

Williams Lake (Zone 27)
 Williams Lake - Rural North
 V2G 5B9

Residential Detached

\$319,900 (LP)

(SP)



Sold Date:	Frontage:	0.00	Original Price: \$319,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1983
Depth / Size: 0	Bathrooms:	3	Age: 35
Lot Area (acres): 2.01	Full Baths:	2	Zoning: RR3
Flood Plain: No	Half Baths:	1	Gross Taxes: \$2,308.64
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 007-020-996
			Tour:
View:	No :		
Complex / Subdiv:			
Services Connected:	Electricity, Natural Gas, Septic, Water		

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(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: **Other, Vinyl/Linoleum**

Legal: **PL PGP26485 LT 4 DL 8854 LD 05. & DL 8872.**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 14'			x			x
Main	Dining Room	14'7' x 14'			x			x
Main	Living Room	12'2' x 23'6			x			x
Main	Foyer	6'6' x 5'9			x			x
Main	Bedroom	8'4' x 11'4			x			x
Main	Bedroom	11'9' x 8'11			x			x
Main	Master Bedroom	12'1' x 12'4			x			x
Main	Laundry	9' x 7'			x			x
Main	Storage	5'7' x 6'4			x			x
		x			x			

Finished Floor (Main):	1,763	# of Rooms:	9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	2	Yes	Workshop/Shed: 10' X
Finished Floor (Basement):	0	Suite:	None	3	Main	3	No	Pool:
Finished Floor (Total):	1,763 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 3	5				Door Height:
Unfinished Floor:	0	Basement:	Crawl	6				
Grand Total:	1,763 sq. ft.			7				
				8				

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

Rarely available, location just 5 minutes north of town on sunny Bailey Rd. Ideal for "en route" to Gibraltar Mine, heaps of mountain biking & loads of potential. You'll love the open concept, 3 bedroom, non basement rancher! Ideally laid out with 2.5 baths, sunken living room, fantastic mud room & huge pantry off of the double car garage! Loads of closets & storage are a bonus to this efficient, hard working space. Lovely, updated bamboo floors, stamped concrete patio complete with fabulous covered post & beam entertaining space. There is a separate self contained cabin with little value but a handy man can bring it back! Wonderful in every way.