



Presented by:
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Active **R2281928** **657 WINGER ROAD** Residential Detached
 Board: N Williams Lake (Zone 27) **\$610,000** (LP)
 House with Acreage Esler/Dog Creek V2G 3S7 (SP)



Sold Date: Frontage: Original Price: **\$610,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1971**
 Depth / Size: Bathrooms: **3** Age: **47**
 Lot Area (acres): **6.35** Full Baths: **2** Zoning: **RR3**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,900.29**
 Rear Yard Exp: For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **014-045-664**
 Tour:
 View: **Yes: MOUNTAINS & TOWN**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **4 Level Split** Total Parking: Covered Parking: Parking Access:
 Construction: **Frame - Wood** Parking: **Carpport; Multiple, Open, RV Parking Avail.**
 Exterior: **Brick, Vinyl** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: Reno. Year: R.I. Plumbing: R.I. Fireplaces:
 Renovations: # of Fireplaces: **2** Property Disc.: **Yes**
 Fireplace Fuel: **Natural Gas** PAD Rental:
 Water Supply: **Well - Drilled** Fixtures Leased: **No**
 Fuel/Heating: **Baseboard, Electric** Fixtures Rmvd: **No**
 Outdoor Area: **Patio(s)** Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**
 Type of Roof: **Asphalt**

Legal: **PL PGP14239 LT 15 DL 8839 LD 05. EXCEPT PLAN 21836, & EXC PL 27886 34210.**

Amenities: **Storage, Workshop Detached**

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

Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'6 x 11'2	Bsmt	Storage	10' x 6'5			x
Main	Dining Room	9'11 x 10'7	Bsmt	Utility	12'7 x 11'8			x
Main	Living Room	14'2 x 19'2						x
Main	Gym	13'10 x 13'						x
Above	Bedroom	11'4 x 12'3						x
Above	Bedroom	10'2 x 13'2						x
Above	Bedroom	10'8 x 9'2						x
Below	Laundry	11' x 10'						x
Below	Master Bedroom	11' x 18'8						x
Bsmt	Family Room	24'3 x 18'						x

Finished Floor (Main):	1,096	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	609	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	609	# of Levels:	4	2	Above	4	No	Workshop/Shed: 36' X
Finished Floor (Basement):	767	Suite:	None	3	Below	3	No	Pool:
Finished Floor (Total):	3,081 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	5				Door Height:
Grand Total:	3,081 sq. ft.	Basement: Fully Finished, Part		6				
				7				
				8				

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

FIRST TIME EVER AVAILABLE on the public market. This prestigious estate is an exceptional ONE OF A KIND setting, 5 minutes to town. From the impeccably groomed 6.35 acres to the 36x40 fully heated shop, water, separate hydro & septic. Step inside this vintage post & beam "style" 4 level split with expansive breathtaking views overlooking the city. A wonderful laid out floor plan with 3 bedrooms on the top floor, & master bedroom retreat on the middle level. You'll enjoy the high vaulted ceilings bursting with sunshine & natural light while offering level entry to front & back yards, an ideal home for family & entertaining. Direct access to CROWN LAND, the SPCA, "frog pond" & an outdoor enthusiasts dream. This park like setting of