



Presented by:

# Tanya Rankin

Tanya Rankin Ltd  
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**Active**  
**R2286268**

Board: N  
House/Single Family

## 81 EAGLE CRESCENT

Williams Lake (Zone 27)  
Williams Lake - City  
V2G 5K4

Residential Detached

**\$595,000** (LP)

(SP)



Sold Date:	Frontage:	<b>0.00</b>	Original Price: <b>\$595,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>2012</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>4</b>	Age: <b>6</b>
Lot Area (acres): <b>0.18</b>	Full Baths:	<b>3</b>	Zoning: <b>R1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$4,657.58</b>
Rear Yard Exp:			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>028-829-573</b>
			Tour:
View:	<b>Yes: TOWN &amp; WILLIAMS LAKE</b>		
Complex / Subdiv:			
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Hardi Plank, Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard, 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**

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: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL EPP19826 LT 3 DL 8840 LD 05.**

Amenities: **Storage**

Site Influences: **Paved Road**

Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Sprinkler - Inground, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Office	10'8 x 10'10	Bsmt	Bedroom	9'8 x 10'6			x
Main	Foyer	11' x 6'	Bsmt	Storage	4' x 7'9			x
Main	Living Room	17'8 x 14'6	Bsmt	Bedroom	8'11 x 16'2			x
Main	Dining Room	13'4 x 10'						x
Main	Kitchen	13' x 13'4						x
Main	Pantry	7'10 x 11'2						x
Above	Master Bedroom	13'7 x 14'10						x
Above	Bedroom	11'6 x 11'10						x
Above	Bedroom	11'9 x 11'6						x
Bsmt	Recreation	13'4 x 26'4						x

Finished Floor (Main): **1,140**  
 Finished Floor (Above): **970**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **1,140**  
 Finished Floor (Total): **3,250 sq. ft.**

Unfinished Floor: **0**  
 Grand Total: **3,250 sq. ft.**

# of Rooms: **13**  
 # of Kitchens: **1**  
 # of Levels: **3**  
 Suite: **None**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **2** Beds not in Basement: **3**  
 Basement: **Full, Fully Finished**

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

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Door Height:

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

**ONE OF A KIND exquisite, 3 level CUSTOM HOME bursting with character & quality finishings! Taking full advantage of the panoramic vista view of mountains & lake, you'll embrace the indoor/outdoor lifestyle. Curl up for an evening on the exceptional entertaining deck with dreamy lounging area complete with outdoor TV, & separate dining table. Fabulous open concept DREAM KITCHEN is ideal with its oversized island, farm house sink, pot filler, 6 burner n/gas range & awesome walk in bakers pantry! This 5 bedroom 3.5 bathroom delight is fully finished from top to bottom complete with convenient upper level laundry! Meticulously & professionally landscaped with underground irrigation, perennial borders, raised garden beds & fully fenced**