



Presented by:
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Active
R2286587
 Board: N
 House with Acreage

4397 N CLEAR ROAD
 Williams Lake (Zone 27)
 Williams Lake - Rural North
 V2G 5A1

Residential Detached
\$319,000 (LP)
 (SP)



Sold Date: Frontage: **0.00** Original Price: **\$319,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1975**
 Depth / Size: **0** Bathrooms: **1** Age: **43**
 Lot Area (acres): **3.80** Full Baths: **1** Zoning: **RR3**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$1,635.96**
 Rear Yard Exp: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **029-691-087**
 Tour:

View: **No**
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas, Water**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Metal**

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Single, 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: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL EPP56040 LT 1 DL 9834 LD 05. & DL 12971 & 13264.**

Amenities: **Barn, Workshop Detached**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 12'6			x			x
Main	Dining Room	9'6 x 13'6			x			x
Main	Living Room	15'8 x 16'10			x			x
Main	Laundry	9'11 x 5'6			x			x
Main	Master Bedroom	12'1 x 10'6			x			x
Main	Bedroom	8'10 x 10'6			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,092	# of Rooms:	6	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	1		3							Workshop/Shed: 52' X
Finished Floor (Basement):	0	Suite:	None		4							Pool:
Finished Floor (Total):	1,092 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 2		6							Door Height:
Grand Total:	1,092 sq. ft.	Basement: Crawl			7							
					8							

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

AFFORDABLE 3.8 ACRES with country character & charm! This adorable rancher offers 2 bedroom, 1 bath plus has a bonus attic space finished with 2 additional rooms for expansion! Open concept living with nicely laid out kitchen & easy access to covered patios including attached single car garage. The 52x50 SHOP is a dream, complete with bathroom, office, remote for automatic door & heat ...ideal all year round. You'll love the super easy access to CROWN LAND & heaps of trails just awesome for the outdoor enthusiast & throttle twister! Tones of level useable parking plus a cute red barn (needs love) & open pasture. This is an awesome opportunity with heaps of possibilities. On the Wildwood community septic system. Come check it out!