



Presented by:

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Tanya Rankin Ltd

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**Active**  
**R2289852**

Board: N  
House/Single Family

## 1262 LAKEVIEW CRESCENT

Williams Lake (Zone 27)

Williams Lake - City

V2G 1A3

Residential Detached

**\$389,000** (LP)

(SP)



Sold Date:	Frontage:	<b>0.00</b>	Original Price: <b>\$389,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1997</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>4</b>	Age: <b>21</b>
Lot Area (acres): <b>1.92</b>	Full Baths:	<b>3</b>	Zoning: <b>R1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$4,271.01</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>013-116-100</b>
			Tour:

View: **Yes: MOUNTAINS & WILLIAMS LAKE**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Hot Water, 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: **DetachedGrge/Carport, Garage; Double, 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, Wall/Wall/Mixed**

Legal: **PL PGP8753 LT 21 DL 7045 LD 05. EXCEPT PLAN PGP40456.**

Amenities:

Site Influences: **Central Location, Paved Road**

Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'4 x 17'			x			x
Main	Dining Room	14' x 16'			x			x
Main	Living Room	13'6 x 25'			x			x
Main	Master Bedroom	11'9 x 13'4			x			x
Main	Bedroom	7'6 x 11'8			x			x
Main	Bedroom	10'3 x 11'5			x			x
Bsmt	Recreation	14'10 x 22'			x			x
Bsmt	Kitchen	10'11 x 9'4			x			x
Bsmt	Living Room	16'10 x 11'			x			
Bsmt	Bedroom	12'7 x 9'8			x			
Finished Floor (Main):	<b>1,500</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>2</b>	<b>No</b>	Barn:	
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:	<b>24' X</b>
Finished Floor (Basement):	<b>1,100</b>	Suite: <b>Unauthorized Suite</b>	3	Main	<b>3</b>	<b>Yes</b>	Pool:	
Finished Floor (Total):	<b>2,600 sq. ft.</b>	Crawl/Bsmt. Height:	4	Bsmt	<b>4</b>	<b>No</b>	Garage Sz:	
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>1</b> Beds not in Basement: <b>3</b>	5				Door Height:	
Grand Total:	<b>2,600 sq. ft.</b>	Basement: <b>Fully Finished, Part</b>	6					
			7					
			8					

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

**Unique newer home on 1.92 acre parcel in the heart of the city! This desirable quiet location offers awesome direct access to heaps of trails & CROWN LAND ideal for hiking, biking & all outdoor activity! Fabulous view of mountains, & lake with loads of natural light & sunshine flooding through oversized windows, vaulted ceilings & full daylight basement. Enjoy the added bonus of the self contained 1 bedroom inlaw suite perfect for added income or extended family! Separate basement entry to main home also makes the space ideal for a home business opportunity - currently operated as a fabulous hair salon/beauty bar! With 3 well laid out bedrooms & 2.5 baths you'll enjoy this open concept family home for all its endless options! Complete with double car garage & 24x32 DETACHED SHOP, dog run**