



Presented by:
Tanya Rankin

Tanya Rankin Ltd
Phone: 250-392-0371
www.williamslakerealestate.com
tanya@tanyarankin.com



Active
R2289974

Board: N
House/Single Family

315 CROSINA CRESCENT

Williams Lake (Zone 27)
Williams Lake - City
V2G 0A2

Residential Detached

\$385,000 (LP)

(SP)



Sold Date:	Frontage:	0.00	Original Price: \$385,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2006
Depth / Size: 0	Bathrooms:	3	Age: 12
Lot Area (acres): 0.17	Full Baths:	3	Zoning: R1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,080.61
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 026-454-122
			Tour:

View: **Yes: Town & Williams Lake, Mountain**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **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: **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 BCP20297 LT 7 DL 8841 LD 05.**

Amenities: **None**

Site Influences: **Golf Course Nearby, Paved Road**

Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'6 x 11'6	Bsmt	Foyer	7' x 8'8			x
Main	Dining Room	11'2 x 10'			x			x
Main	Living Room	14'9 x 17'			x			x
Main	Bedroom	10'9 x 9'10			x			x
Main	Bedroom	10'9 x 9'10			x			x
Main	Master Bedroom	13'10 x 12'10			x			x
Bsmt	Recreation	33'2 x 14'			x			x
Bsmt	Storage	13'6 x 4'2			x			x
Bsmt	Laundry	7'5 x 7'9			x			
Bsmt	Bedroom	11'10 x 10'7			x			

Finished Floor (Main): **1,520**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,300**
Finished Floor (Total): **2,820 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,820 sq. ft.**

of Rooms: **11**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **3**
Basement: **Fully Finished, Part**

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

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

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

Exceptional home in the heart of Westridge! This basement entry boasts a large spacious foyer ideal for any busy household. Fully finished with 4 bathrooms, & 3 full bath, it's quality & custom details stand out at every angle. You will absolutely love the fully covered front patio complete with n/g barbecue & awesome VIEW of lake & mountains beyond. Embrace the tranquil back yard, wonderfully landscaped to maximize privacy, complete with hot tub, decks, & awesome storage shed. Enjoy the open concept kitchen, central island & unique 3 sided fireplace perfect for those cozy evenings. The master bedroom easily accommodates a king size bed complete with full ensuite & walk in closet. Well maintained on desirable, quiet street, with lots of parking this home is move in ready. Come check it o