



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



Active
R2296511
 Board: N
 House/Single Family

530 PEARKES DRIVE
 Williams Lake (Zone 27)
 Williams Lake - City
 V2G 4A8

Residential Detached
\$278,500 (LP)
 (SP)



Sold Date: Frontage: **0.00** Original Price: **\$278,500**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1976**
 Depth / Size: **0** Bathrooms: **2** Age: **42**
 Lot Area (acres): **0.21** Full Baths: **2** Zoning: **R1**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$2,909.41**
 Rear Yard Exp: For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **008-993-939**
 Tour:
 View: **Yes: MOUNTAINS**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Split 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: **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: **Carpport; Single, Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile, Vinyl/Linoleum**

Legal: **PL PGP22204 LT 22 DL 8815 LD 05.**

Amenities: **None**

Site Influences: **Central Location, Paved Road**
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 15'9			x			x
Main	Dining Room	8'9 x 10'8			x			x
Main	Living Room	13'6 x 16'7			x			x
Main	Bedroom	10'3 x 7'10			x			x
Main	Bedroom	10'2 x 8'9			x			x
Main	Master Bedroom	10'2 x 12'			x			x
Bsmt	Hobby Room	10'5 x 18'			x			x
Bsmt	Laundry	9'9 x 10'3			x			x
Bsmt	Recreation	10'2 x 21'4			x			
Bsmt	Family Room	12'7 x 16'2			x			

Finished Floor (Main): 1,150	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	5	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Bsmt	4	No	Workshop/Shed: 16' X 8'
Finished Floor (Basement): 1,150	Suite: None	3				Pool:
Finished Floor (Total): 2,300 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0 Beds not in Basement: 3	5				Door Height:
Unfinished Floor: 0	Basement: Full, Fully Finished	6				
Grand Total: 2,300 sq. ft.		7				
		8				

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

FABULOUS FAMILY HOME in absolutely **PRIME LOCATION** minutes to town yet offering easy access to Fox Mountain trail network & endless out door recreation! This exceptional property has been **UPDATED** from top to bottom both inside & out! Enjoy the spacious kitchen with loads of storage, stainless appliances & a fantastic walk in pantry! 3 bedrooms on the main with optional fourth down & 2 completely new bathrooms! You'll love the cozy family room down complete with awesome craft/hobby room & dream laundry, mud room combo! Fully fenced back yard, & wonderful Large carport! Updates include: roof, windows, siding, gutters, doors (interior & exterior), kitchen, flooring, bathrooms, fireplace finish & mantel, railings & so much more!