



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



Active
R2293337
 Board: N
 House/Single Family

2452 SUTTON ROAD
 Williams Lake (Zone 27)
 Lakeside Rural
 V2G 5H4

Residential Detached
\$595,000 (LP)
 (SP)



Sold Date: Frontage: **0.00** Original Price: **\$658,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1976**
 Depth / Size: **0** Bathrooms: **3** Age: **42**
 Lot Area (acres): **0.58** Full Baths: **3** Zoning: **R2**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,133.02**
 Rear Yard Exp: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **013-408-135**
 Tour:

View: **Yes: MOUNTAINS & LAKE**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Brick, Hardi Plank**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Electric, Natural Gas**
 Water Supply: **Well - Drilled**
 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: **Laminate**

Legal: **PL PGP7762 LT 10 DL 8829 LD 05. EXCEPT PLAN BCP11794, & EX PL EPP49710.**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'6 x 13'2	Bsmt	Family Room	13' x 13'9			x
Main	Dining Room	13'7 x 9'5	Bsmt	Office	10'8 x 7'			x
Main	Living Room	16' x 13'9						x
Main	Foyer	8' x 6'						x
Main	Laundry	10'10 x 9'4						x
Main	Bedroom	10'9 x 9'8						x
Main	Master Bedroom	12'3 x 13'8						x
Bsmt	Bedroom	11'4 x 10'4						x
Bsmt	Bedroom	11'2 x 13'9						x
Bsmt	Recreation	13'9 x 17'7						x

Finished Floor (Main):	1,450	# of Rooms:	12	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	No			Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	3	Yes			Workshop/Shed:
Finished Floor (Basement):	1,450	Suite:	None	3	Bsmt	5	No			Pool:
Finished Floor (Total):	2,900 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement:	2	5						Door Height:
Grand Total:	2,900 sq. ft.	Beds not in Basement:	2	6						
		Basement:	Full, Fully Finished	7						
				8						

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

Exceptional LAKESHORE PARADISE with wonderful level lot & easy beach access! When you're looking for a LIFESTYLE HOME, complete with kids, boating, & family recreation right in your own back yard you simply won't be disappointed! WILLIAMS LAKE LIVING at its finest! Minutes to city center an ideal commute for an extra active household yet quiet, private & expansive views bursting from every angle. This efficient hard working 4 bedroom, 3 bath home has been impeccably & professionally renovated with precise attention to detail & quality craftsmanship from top to bottom. You'll embrace the state of the art kitchen with gourmet professional gas range & fabulous solid surface counters. 3 custom bathroom reno's complete with heated floors! Flooring, windows, doors & so much more you'll just