



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



Active
R2310279
 Board: N
 House/Single Family

2126 KINGLET ROAD
 Williams Lake (Zone 27)
 Lakeside Rural
 V2G 5G3

Residential Detached
\$318,500 (LP)
 (SP)



Sold Date: Frontage: **0.00** Original Price: **\$318,500**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1981**
 Depth / Size: **0** Bathrooms: **3** Age: **37**
 Lot Area (acres): **0.42** Full Baths: **2** Zoning: **R2**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$2,443.24**
 Rear Yard Exp: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **008-166-170**
 Tour:
 View: **Yes: WILLIAMS LAKE & MOUNTAINS**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Preserved Wood**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **Community**
 Fuel/Heating: **Baseboard, Electric**
 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: **Carport; Multiple, 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:

Legal: **PL PGP24623 LT 6 DL 8832 LD 05.**

Amenities: **Storage**

Site Influences: **Paved Road**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'6 x 10'	Bsmt	Family Room	13' x 15'			x
Main	Living Room	16' x 13'10	Bsmt	Bedroom	13'10 x 13'			x
Main	Dining Room	11' x 10'5	Bsmt	Laundry	9' x 10'			x
Main	Kitchen	10' x 10'			x			x
Main	Eating Area	7'5 x 7'			x			x
Main	Bedroom	9'5 x 10'4			x			x
Main	Bedroom	10'7 x 8'			x			x
Main	Master Bedroom	12'8 x 12'10			x			x
Bsmt	Recreation	13' x 21'9			x			
Bsmt	Bedroom	12'8 x 11'8			x			

Finished Floor (Main):	1,330	# of Rooms:	13	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No		Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	4	Yes		Workshop/Shed:
Finished Floor (Basement):	1,330	Suite:	None	3	Bsmt	2	No		Pool:
Finished Floor (Total):	2,660 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	Beds not in Basement: 3	5					Door Height:
Grand Total:	2,660 sq. ft.	Basement: Full, Fully Finished		6					
				7					
				8					

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

SPECTACULAR WATER VIEW from this exceptional, private, location in **RUSSETT BLUFF ESTATES!** If you're an outdoor enthusiast this is an awesome spot for easy access to the lake, trails & great hiking! Easy wrap around driveway with convenient double carport, awesome & ideal for winters and covered parking. Enjoy the panoramic view from your spacious sundeck ideal for summertime sunshine & entertaining. Nicely laid out this 5 bedroom, 2.5 bathroom home has a walk out basement & large private yard. Come check it out!