



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



Active
R2303694

Board: N
 House with Acreage

2128 ENNS ROAD

Williams Lake (Zone 27)
 Williams Lake - Rural North
 V2G 5B7

Residential Detached

\$455,000 (LP)

(SP)



Sold Date:	Frontage:	0.00	Original Price: \$495,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1972
Depth / Size: 0	Bathrooms:	4	Age: 46
Lot Area (acres): 10.00	Full Baths:	3	Zoning: RR1
Flood Plain: No	Half Baths:	1	Gross Taxes: \$2,855.80
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-887-938
			Tour:

View: **Yes: FIELDS & TREES**

Complex / Subdiv:

Services Connected: **Electricity, Lagoon, Natural Gas, 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: **Well - Drilled**
 Fuel/Heating: **Baseboard, Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt, Metal**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Double, 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: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL PGP20598 LT 1 DL 8824 LD 05.**

Amenities: **Barn**

Site Influences: **Paved Road, Private Setting, Private Yard, Rural Setting**
 Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'6 x 11'8	Bsmt	Storage	13'3 x 19'			x
Main	Dining Room	10'5 x 9'	Bsmt	Laundry	13'4 x 8'2			x
Main	Kitchen	15'5 x 9'	Bsmt	Bedroom	11'2 x 9'			x
Main	Bedroom	13'6 x 8'9	Bsmt	Recreation	20'3 x 11'4			x
Main	Bedroom	9' x 11'	Bsmt	Mud Room	7'10 x 6'4			x
Main	Family Room	12' x 12'6	Bsmt	Bedroom	10'9 x 7'8			x
Main	Kitchen	13' x 12'3			x			x
Main	Bedroom	9'8 x 12'			x			x
Bsmt	Playroom	11'9 x 18'6			x			
Bsmt	Laundry	6'4 x 6'5			x			

Finished Floor (Main): **1,704**
 Finished Floor (Above): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,704**
 Finished Floor (Total): **3,408 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **3,408 sq. ft.**

of Rooms: **16**
 # of Kitchens: **2**
 # of Levels: **2**
 Suite: **Unauthorized Suite**
 Crawl/Bsmt. Height:
 Beds in Basement: **2** Beds not in Basement: **3**
 Basement: **Full, Fully Finished**

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

Outbuildings
 Barn: **50' X 75'**
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

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

Horse lovers paradise, just 7 minutes to town on fantastic Fox Mountain! Fall in love with your 75x50 barn complete with quad stall, dbl stall, 4 singles & tack room plus drive a tractor right down the middle - this is a one of kind! Wonderful, level, useable 10 acres with 5 horse shelters, 8 paddocks & horse waterer. Exceptional snowshoeing, cross country skiing, hiking, biking & easy access to crown land for first class outdoor recreation of all kinds! With spacious 1 bedroom inlaw suite its ideal for extended family or a little mortgage helper. This is a fantastic family home in a prime location that's rarely available.