



Presented by:
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Active
R2323118
 Board: N
 Townhouse

49 350 PEARKES DRIVE
 Williams Lake (Zone 27)
 Williams Lake - City
 V2G 4T2

Residential Detached
\$219,900 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size: **0**
 Lot Area (acres): **0.00**
 Flood Plain: **No**
 Rear Yard Exp:
 Council Apprv?:
 If new, GST/HST inc?:

Frontage: **0.00**
 Bedrooms: **3**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**

Original Price: **\$219,900**
 Approx. Year Built: **1995**
 Age: **23**
 Zoning: **R3**
 Gross Taxes: **\$2,180.44**
 For Tax Year: **2018**
 Tax Inc. Utilities?: **No**
 P.I.D.: **023-807-415**
 Tour:

View: **Yes: VALLEY & GARDEN**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **3 Storey**
 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: **Sundeck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Single**

Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Dist. to School Bus:

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL PGS194 LT 49 DL 8815 LD 05. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 8'2			x			x
Main	Dining Room	10' x 13'			x			x
Main	Living Room	12'9 x 11'			x			x
Main	Nook	7' x 6'			x			x
Main	Foyer	6'3 x 6'3			x			x
Above	Master Bedroom	14'8 x 12'6			x			x
Main	Bedroom	9'10 x 9'3			x			x
Bsmt	Bedroom	10'9 x 11'9			x			x
Bsmt	Recreation	20' x 14'8			x			x
					x			x

Finished Floor (Main):	525	# of Rooms:	9	Bath	1	Floor	Main	# of Pieces	2	Ensuite?	No	Outbuildings
Finished Floor (Above):	510	# of Kitchens:	1	1	Main	2	No					Barn:
Finished Floor (Below):	0	# of Levels:	3	2	Below	3	No					Workshop/Shed:
Finished Floor (Basement):	510	Suite:	None	3	Above	4	Yes					Pool:
Finished Floor (Total):	1,545 sq. ft.	Crawl/Bsmt. Height:		4								Garage Sz:
Unfinished Floor:	0	Beds in Basement:	1	5								Door Height:
Grand Total:	1,545 sq. ft.	Beds not in Basement:	2	6								
		Basement:	Full, Fully Finished	7								
				8								

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

Prime end unit with loads of extra windows & sunshine! This level entry townhome boasts a fully updated kitchen including all new cupboards, countertops & new stainless appliances. 2 bedrooms & full bath on the upper level with spacious 3rd bedroom plus another full bath down! You'll love the privacy this location offers with mature trees & easy access to the Fox Mountain trail network ideal for heaps of outdoor recreation minus the yard work! Enjoy the full daylight basement complete with French doors to open green space & high efficient n/g freestanding fireplace, perfect for the cozy Caribou winter! With single car garage including built in shelving, located directly across from visitor parking & a mature well run strata (\$210/month) this low maintenance home is a dream come true!