



Presented by:
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Active
R2337796
 Board: N
 House with Acreage

1371 ESLER ROAD
 Williams Lake (Zone 27)
 Esler/Dog Creek
 V2G 4X9

Residential Detached
\$419,900 (LP)
 (SP)



Sold Date:	Frontage:	0.00	Original Price: \$419,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 9999
Depth / Size: 0	Bathrooms:	3	Age: 999
Lot Area (acres): 5.06	Full Baths:	3	Zoning: RR 2
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,022.42
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-960-520
			Tour:

View: **No :**
 Complex / Subdiv:
 Services Connected: **Electricity, Lagoon, Natural Gas, Water**

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: Covered Parking: Parking Access:
Construction: Frame - Wood, Log	Parking: Open, RV Parking Avail.
Exterior: Log	
Foundation: Concrete Perimeter	Dist. to Public Transit: Dist. to School Bus:
Rain Screen:	Title to Land: Freehold NonStrata
Renovations:	Property Disc.: Yes
# of Fireplaces: 1	PAD Rental:
Fireplace Fuel: Natural Gas	Fixtures Leased: No :
Water Supply: Well - Drilled	Fixtures Rmvd: No :
Fuel/Heating: Forced Air, Natural Gas	Floor Finish: Hardwood, Laminate, Tile
Outdoor Area: Sundeck(s)	
Type of Roof: Asphalt	

Legal: **LOT 22, PLAN PGP18671, DISTRICT LOT 858, CARIBOO LAND DISTRICT**

Amenities: **Workshop Attached**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22' x 16'	Bsmt	Bedroom	12'10 x 8'11			x
Main	Dining Room	22' x 12'	Bsmt	Workshop	22'4 x 26'10			x
Main	Kitchen	12'3 x 11'2						x
Main	Foyer	5' x 12'						x
Main	Bedroom	10'8 x 9'						x
Main	Bedroom	12'3 x 10'						x
Bsmt	Recreation	17'4 x 11'10						x
Bsmt	Kitchen	9'6 x 11'10						x
Bsmt	Laundry	4'9 x 6'4						
Bsmt	Bedroom	10'6 x 12'6						

Finished Floor (Main): 1,920	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 2	1	Main	3	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 1,190	Suite: Unauthorized Suite	3	Bsmt	4	No	Pool:
Finished Floor (Total): 3,110 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 2 Beds not in Basement: 2	5				Door Height:
Unfinished Floor: 0	Basement: Fully Finished, Part	6				
Grand Total: 3,110 sq. ft.		7				
		8				

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

Rarely available LOG HOME in quiet, desirable Esler Subdivision on 5 LEVEL, useable acres! Lots of room for horses, with nearby access to crown land, & heaps of trails - ideal for the outdoor enthusiast for mountain biking, motorized sports, rock climbing, & so much more. This home has been meticulously well cared for with recent UPDATES to include: bathroom, kitchen, flooring, h/e furnace, duct work, hot water tank, roof, gutters, windows, well pump, pressure tank, n/g fireplace, & exterior refinishing. You'll love the open concept great room with vaulted ceilings & direct access to deck & back yard. Awesome flexible FLOOR PLAN is a huge bonus to any family. With 3 bedrooms, 2 bathrooms up PLUS optional 2 bedroom IN-LAW SUITE down. Side CARPORT has been converted into a wonderful 22 x 26