



Presented by:

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Active
R2340787
Board: N
House/Single Family

143 LAKEVIEW AVENUE

Williams Lake (Zone 27)
Williams Lake - City
V2G 1B4

Residential Detached

\$459,900 (LP)

(SP)



Sold Date:	Frontage:	80.00	Original Price: \$465,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2012
Depth / Size: 146	Bathrooms:	3	Age: 7
Lot Area (acres): 0.27	Full Baths:	3	Zoning: R1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,392.14
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 012-268-038
			Tour:
View:	Yes: TOWN		
Complex / Subdiv:			
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Hardi Plank**
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: **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, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT E, PLAN PGP13509, DISTRICT LOT 8816, CARIBOO LAND DISTRICT**

Amenities: **None**

Site Influences: **Paved Road**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 18'	Bsmt	Bedroom	11'5 x 14'9			x
Main	Dining Room	8'6 x 11'	Bsmt	Bedroom	14'9 x 11'			x
Main	Kitchen	12'8 x 10'5						x
Main	Master Bedroom	15'4 x 12'10						x
Main	Walk-In Closet	7'6 x 5'4						x
Main	Laundry	7'7 x 6'9						x
Main	Foyer	8' x 6'11						x
Main	Bedroom	10'4 x 10'10						x
Bsmt	Recreation	20'6 x 23'8						
Bsmt	Storage	23' x 15'						

Finished Floor (Main):	1,639	# of Rooms:	12	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	Yes		Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	4	No		Workshop/Shed:
Finished Floor (Basement):	936	Suite:	None	3	Bsmt	4	No		Pool:
Finished Floor (Total):	2,575 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	Beds not in Basement: 2	5					Door Height:
Grand Total:	2,575 sq. ft.	Basement: Full, Fully Finished		6					
				7					
				8					

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

RARELY AVAILABLE prime, quiet location overlooking the city within walking distance to town, & steps away from direct access to the Fox Mtn trail network - an outdoor enthusiasts dream! Enjoy the fully fenced **OVERSIZED BACK YARD** complete with playhouse & garden shed ideal for kids & pets. **Wonderful front foyer** expands to the open concept gourmet kitchen complete with side by side fridge/freezer, dual fuel range, & spacious pantry! **Curl up in your living room** with the warmth of the wonderful live edge n/g fireplace & embrace the fabulous picture windows flooding with natural light & sunshine. This custom built 4 large bedrooms, 3 full baths, 2013 GL Construction home bursts with quality & character. Come check it out!