



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



**Active**  
**R2344086**  
 Board: N  
 House/Single Family

**135 375 MANDARINO PLACE**  
 Williams Lake (Zone 27)  
 Williams Lake - City  
 V2G 4V3

Residential Detached  
**\$358,000** (LP)  
 (SP)



Sold Date:	Frontage:	<b>0.00</b>	Original Price: <b>\$358,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>2017</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>2</b>	Age: <b>2</b>
Lot Area (acres): <b>0.12</b>	Full Baths:	<b>2</b>	Zoning: <b>R1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,687.69</b>
Rear Yard Exp:			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>029-924-812</b>
			Tour:
View:	<b>Yes: TOWN &amp; WILLIAMS LAKE/MOUNTAINS</b>		
Complex / Subdiv:			
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		

Style of Home: **Rancher/Bungalow w/Bsmt.**  
 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: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

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

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

Legal: **STRATA LOT 35, PLAN PGS326, DISTRICT LOT 8841, CARIBOO LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**  
 Amenities: **None**

Site Influences: **Paved Road**  
 Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'6 x 13'			x			x
Main	Dining Room	10' x 8'6			x			x
Main	Living Room	12'8 x 13'8			x			x
Main	Foyer	7'1 x 5'10			x			x
Main	Laundry	6'7 x 5'10			x			x
Main	Bedroom	8'10 x 9'7			x			x
Main	Bedroom	10'10 x 10'9			x			x
Main	Master Bedroom	12'3 x 13'3			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,310</b>	# of Rooms:	<b>8</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>3</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,310 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>1,310</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Grand Total:	<b>2,620 sq. ft.</b>	Basement: <b>Full, Unfinished</b>		6					
				7					
				8					

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

**Exceptional LOW MAINTENANCE LIVING in Williams Lake's newest premiere location! This CUSTOM HOME offers easy, level entry, vaulted ceiling & main floor laundry. Enjoy the fabulous lake VIEW & open concept floor plan including 3 bedrooms & 2 full baths plus rough in bathroom down. You'll love the 20'3" x 17'5" garage - perfect for parking, additional storage & hobbies. Enjoy the large living room picture window bursting with afternoon sunshine plus the warmth of your natural gas fireplace. This covered patio is a perfect place to unwind at the end of the day. Tones of potential to finish the basement anyway you like. Strata fees \$50.75 per month. Come check it out!**