



Presented by:
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Active
R2346836
 Board: N
 House/Single Family

74 EAGLE CRESCENT
 Williams Lake (Zone 27)
 Williams Lake - City
 V2G 5K2

Residential Detached
\$385,000 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size: **0**
 Lot Area (acres): **0.14**
 Flood Plain: **No**
 Rear Yard Exp:
 Council Apprv?:
 If new, GST/HST inc?:

Frontage: **0.00**
 Bedrooms: **4**
 Bathrooms: **3**
 Full Baths: **3**
 Half Baths: **0**

Original Price: **\$385,000**
 Approx. Year Built: **1998**
 Age: **21**
 Zoning: **R1**
 Gross Taxes: **\$3,728.86**
 For Tax Year: **2018**
 Tax Inc. Utilities?: **No**
 P.I.D.: **023-586-940**
 Tour:

View: **Yes: Town, Lake & Mountains**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Other, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 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, Wall/Wall/Mixed**

Legal: **LOT 5, PLAN PGP40625, DISTRICT LOT 8840, CARIBOO LAND DISTRICT**

Amenities: **None**

Site Influences: **Golf Course Nearby, Lane Access, Paved Road**
 Features: **Clothes Washer/Dryer, Dishwasher, Microwave, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 13'10"	Bsmt	Mud Room	7'6" x 8'7"			x
Main	Living Room	11' x 16'2"	Bsmt	Storage	9'8" x 9'4"			x
Main	Dining Room	8' x 11'6"						x
Main	Master Bedroom	12' x 12'11"						x
Main	Bedroom	10' x 10'						x
Main	Bedroom	9'4" x 13'						x
Main	Foyer	6'10" x 6'2"						x
Bsmt	Bedroom	11'4" x 9'2"						x
Bsmt	Kitchen	5' x 15'4"						x
Bsmt	Family Room	10' x 13'						x

Finished Floor (Main):	1,350	# of Rooms:	12	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above):	0	# of Kitchens:	2		2	Main	3	Yes				
Finished Floor (Below):	0	# of Levels:	2		3	Bsmt	4	No				
Finished Floor (Basement):	500	Suite:	Unauthorized Suite		4							
Finished Floor (Total):	1,850 sq. ft.	Crawl/Bsmt. Height:			5							
Unfinished Floor:	0	Beds in Basement:	1	Beds not in Basement:	3							
Grand Total:	1,850 sq. ft.	Basement:	Fully Finished, Part		6							
					7							

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

Wonderful WESTCOAST CHARM here in the heart of Westridge! Step into this beautifully updated home with wide plank flooring, natural gas fireplace & live edge mantel. OPEN CONCEPT living with wonderful views & outdoor space this is a perfect home for summer time entertaining. BONUS self contained one bedroom IN-LAW suite complete with separate washer & dryer. The main floor offers 3 bedrooms, 2 full baths including awesome storage room & 19' long x18' wide garage. Enjoy the benefits of the back alley access, lots of parking, & close proximity to school bus & public transit bus stop! Impeccably well decorated & move in ready. Come check it out!