



Presented by:

# Tanya Rankin

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**Active**  
**R2346879**

Board: N  
House/Single Family

## 165 WESTCOAST ROAD

Williams Lake (Zone 27)  
Williams Lake - Rural North  
V2G 4Z4

Residential Detached

**\$215,000** (LP)

(SP)



Sold Date:	Frontage:	<b>0.00</b>	Original Price: <b>\$215,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1993</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>2</b>	Age: <b>26</b>
Lot Area (acres): <b>0.29</b>	Full Baths:	<b>2</b>	Zoning: <b>R2</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,533.80</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>007-646-143</b>
			Tour:

View: **No** :

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Water**

Style of Home: **Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel: **None**  
 Water Supply: **Well - Drilled**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **None**  
 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: **Mixed, Vinyl/Linoleum**

Legal: **LOT 2, PLAN PGP32201, DISTRICT LOT 12093, CARIBOO LAND DISTRICT**

Amenities: **Green House, Storage**

Site Influences: **Paved Road**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 10'			x			x
Main	Eating Area	6' x 9'4			x			x
Main	Living Room	13'6 x 14'			x			x
Main	Master Bedroom	12' x 11'9			x			x
Main	Foyer	8' x 4'2			x			x
Main	Bedroom	12' x 9'4			x			x
Main	Bedroom	10' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,200</b>	# of Rooms: <b>7</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>1</b>	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total): <b>1,200 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b>	5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>Crawl, Full</b>	6				
Grand Total: <b>1,200 sq. ft.</b>		7				
		8				

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

**Wonderful, AFFORDABLE home on level useable .29 of an acre. This 3 BEDROOM, 2 BATH RANCHER is located on the way to Gibraltar & minutes to the Gib bus route. DREAMY 20 x 30 GARAGE is wired for 220 plus has it's own n/g unit heater. Home is on the community septic at an annual fee of approximately \$200/year (paid to the CRD), located in the fire protection district, average natural gas \$45/mo & hydro \$55/mo. Cozy & quaint.**