



Presented by:
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Active
R2182502
 Board: N
 House with Acreage

857 JACOBSON ROAD
 Williams Lake (Zone 27)
 Williams Lake - Rural North
 V2G 5M2

Residential Detached
\$358,500 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size: **0**
 Lot Area (acres): **4.99**
 Flood Plain: **No**
 Rear Yard Exp:
 Council Apprv?:
 If new, GST/HST inc?:

Frontage: **0.00**
 Bedrooms: **4**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**

Original Price: **\$369,900**
 Approx. Year Built: **1975**
 Age: **42**
 Zoning: **RR2**
 Gross Taxes: **\$2,366.49**
 For Tax Year: **2016**
 Tax Inc. Utilities?: **No**
 P.I.D.: **025-075-641**
 Tour:

View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Septic, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Electric**
 Water Supply: **Cistern, Well - Drilled**
 Fuel/Heating: **Electric, Forced Air**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
 Parking: **Open, RV Parking Avail.**

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, Tile, Wall/Wall/Mixed**

Legal: **LT A DL8860 PL PGP46810 CD**

Amenities: **None**

Site Influences: **Paved Road, Private Setting, Private Yard, Rural Setting**
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'6 x 16'			x			x
Main	Living Room	12'9 x 9'			x			x
Main	Eating Area	12' x 6'			x			x
Main	Bedroom	10' x 11'			x			x
Main	Bedroom	11'10 x 14'			x			x
Main	Master Bedroom	11'4 x 15'8			x			x
Bsmt	Recreation	25'3 x 15'5			x			x
Bsmt	Bedroom	11'8 x 12'6			x			x
Bsmt	Laundry	14'6 x 12'			x			x
					x			x

Finished Floor (Main):	1,290	# of Rooms:	9	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above):	0	# of Kitchens:	1	2	Bsmt	3	No					
Finished Floor (Below):	0	# of Levels:	2	3								
Finished Floor (Basement):	1,090	Suite:	None	4								
Finished Floor (Total):	2,380 sq. ft.	Crawl/Bsmt. Height:		5								
Unfinished Floor:	0	Beds in Basement:	1	6								
Grand Total:	2,380 sq. ft.	Beds not in Basement:	3	7								
		Basement:	Fully Finished, Part	8								

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

Stunning country charm in this delightful Fox mountain paradise. Flooding W/natural light & vaulted ceilings you'll fall in love w/the fabulous custom kitchen complete w/solid surface counters, appliance garage & large central island! Lovely access to wrap around porch makes entertaining easy as you enjoy the picturesque setting beyond. Fully updated contemporary bathrooms up & down w/4 spacious bedrooms it's a family dream come true. Enjoy evenings gathered around the backyard fire pit plus cozy winters from the WETT certified wood stove in basement. HORSES will enjoy the 4.99 fenced acres. Updates include: furnace (2014), roof (April 2017), pressure tank (June 2017), deck, front & sliding door (2016), large capacity hot water tank (2014), septic pumped (fall 2016), fireplace & chimney