



Presented by:

Tanya Rankin

Tanya Rankin Ltd

Phone: 250-392-0371

www.williamslakerealestate.com

tanya@tanyarankin.com

**Active**
R2208027Board: N
Townhouse**32 1880 HAMEL ROAD**

Williams Lake (Zone 27)

Williams Lake - City

V2G 5G8

Residential Attached

\$318,000 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**Depth / Size (ft.): **0**Lot Area (acres): **0.00**Flood Plain: **No**

Council Apprv?:

Exposure:

If new, GST/HST inc?:

Mgmt. Co's Name: **Gateway**

Mgmt. Co's Phone:

View:

Yes: Williams Lake & Mountains

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**Frontage (feet): **0.00**Frontage (metres): **0.00**Bedrooms: **3**Bathrooms: **3**Full Baths: **2**Half Baths: **1**Maint. Fee: **\$224.72**Original Price: **\$318,000**Approx. Year Built: **2011**Age: **6**Zoning: **R3**Gross Taxes: **\$3,362.07**For Tax Year: **2016**Tax Inc. Utilities?: **No**P.I.D.: **028-987-438**

Tour:

Style of Home: **End Unit**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Double**
 Locker:
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**Legal: **STRATA LOT 28 DISTRICT LOT 8818 CARIBOO DISTRICT STRATA PLAN EPS28 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Amenities: **Air Cond./Central**Site Influences: **Paved Road**Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Microwave, Refrigerator, Security System, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'3 x 6'4	Bsmt	Storage	8'8 x 8'4			x
Main	Kitchen	9'6 x 13'			x			x
Main	Dining Room	11'5 x 9'			x			x
Main	Living Room	13'6 x 14'5			x			x
Main	Laundry	5'6 x 5'			x			x
Main	Master Bedroom	12'9 x 11'6			x			x
Main	Walk-In Closet	5'7 x 6'5			x			x
Bsmt	Recreation	13'6 x 23'7			x			x
Bsmt	Bedroom	11'6 x 12'10			x			
Bsmt	Bedroom	11'4 x 8'9			x			

Finished Floor (Main): **1,078**
 Finished Floor (Above): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,052**
 Finished Floor (Total): **2,130 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **2,130 sq. ft.**

of Rooms: **11** # of Kitchens: **1** # of Levels: **2**
 Crawl/Bsmt. Height:
 Restricted Age:
 # of Pets: Cats: Dogs:
 # or % of Rentals Allowed:
 Bylaw Restrict: **Pets Allowed w/Rest.**

Basement: **Full, Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Main	3	Yes
3	Bsmt	4	No
4			
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

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

Exceptional Location in this upscale condo complex! You'll love the privacy with this wonderful end unit combined with the panoramic views of Williams Lake and unique outlook of Signal Point Rock. Open concept floor plan with warm, rich color & heaps of natural light and sunshine throughout. Easy walking distance to local neighbourhood pub, tourist info center, & other amenities including nearby world class mountain biking trails! Fully finished on both floors this home is move in ready. Come check it out!