



Presented by:  
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**Active**  
**R2208648**  
 Board: N  
 House/Single Family

**1414 PAXTON ROAD**  
 Williams Lake (Zone 27)  
 Williams Lake - City  
 V2G 3G2

Residential Detached  
**\$258,000** (LP)  
 (SP)



Sold Date:	Frontage:	<b>0.00</b>	Original Price: <b>\$258,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1966</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>2</b>	Age: <b>51</b>
Lot Area (acres): <b>0.37</b>	Full Baths:	<b>2</b>	Zoning: <b>R1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,669.82</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>012-578-266</b>
			Tour:
View:	<b>Yes: WILLIAMS LAKE &amp; SIGNAL POINT</b>		
Complex / Subdiv:			
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		

Style of Home: **Rancher/Bungalow w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**  
 Outdoor Area: **Fenced Yard, Sundeck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
 Parking: **Open**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Dist. to School Bus:  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Hardwood**

Legal: **PL 10945 LT 5 DL 8835 LD 05**

Amenities: **None**

Site Influences:  
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	12' x 8'	Bsmt	Bedroom	11'5' x 8'4			x
Main	Living Room	15' x 12'	Bsmt	Laundry	10' x 7'6			x
Main	Kitchen	14' x 10'9			x			x
Main	Bedroom	10'4 x 8'6			x			x
Main	Master Bedroom	13' x 10'7			x			x
Main	Bedroom	11'6 x 7'9			x			x
Bsmt	Recreation	14' x 11'8			x			x
Bsmt	Eating Area	11'6 x 10'			x			x
Bsmt	Kitchen	8' x 9'			x			
Bsmt	Bedroom	10'2 x 14'			x			

Finished Floor (Main):	<b>1,096</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Bsmt	<b>3</b>	<b>No</b>	Workshop/Shed: <b>10X12</b>
Finished Floor (Basement):	<b>1,096</b>	Suite: <b>Unauthorized Suite</b>	3				Pool:
Finished Floor (Total):	<b>2,192 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>2</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Beds not in Basement: <b>3</b>	6				
Grand Total:	<b>2,192 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>	7				
			8				

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

**Rarely Available** exquisite charm in this wonderful warm family home. Bursting with love, character & pride of ownership you'll instantly feel that you've found your paradise! Spectacular view of lake & Signal Point look out offer a calm tranquility to this bright, sunny space. You'll enjoy hosting dinner parties in your updated kitchen complete with natural gas range, solid fir eating bar & heaps of storage. With easy access to your private oasis the spectacular deck was impeccably designed for relaxing & entertaining with hand made detailing throughout. Only minutes to town yet it feels like country living with endless biking & hiking trail out your back door. This beautifully landscaped level lot is fully fenced.