



Presented by:

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Active
R2212207
Board: N
House/Single Family

143 EAGLE CRESCENT

Williams Lake (Zone 27)
Williams Lake - City
V2G 3P8

Residential Detached

\$362,000 (LP)

(SP)



Sold Date:	Frontage:	0.00	Original Price: \$362,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2011
Depth / Size: 0	Bathrooms:	3	Age: 6
Lot Area (acres): 0.22	Full Baths:	3	Zoning: R1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,742.87
Rear Yard Exp:			For Tax Year: 2016
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 028-441-664
			Tour:

View: **Yes: Williams Lake & Mountains**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(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, Tile**

Legal: **LOT 5 DL8840 CD PL BCP 47068**

Amenities: **None**

Site Influences: **Golf Course Nearby, Paved Road**
 Features: **Dishwasher, Microwave, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 18'			x			x
Main	Kitchen	9'6 x 13'			x			x
Main	Dining Room	9'6 x 12'6			x			x
Main	Master Bedroom	11' x 11'			x			x
Main	Bedroom	10' x 9'6			x			x
Main	Bedroom	9' x 10'8			x			x
Bsmt	Bedroom	8' x 13'5			x			x
Bsmt	Foyer	4'8 x 5'			x			x
Bsmt	Family Room	14'4 x 22'			x			
Bsmt	Laundry	7'9 x 10'6			x			

Finished Floor (Main): 1,108	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 830	Suite: None	3	Bsmt	3	No	Pool:
Finished Floor (Total): 1,938 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 1 Beds not in Basement: 3	5				Door Height:
Grand Total: 1,938 sq. ft.	Basement: Fully Finished, Part	6				
		7				
		8				

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

Exceptional one of a kind level back yard paradise with unexpected space, fully fenced & backing onto mature tree privacy buffer. You'll appreciate the generous lot while enjoying the fabulous kid friendly neighborhood of WESTRIDGE. This immaculately clean 4 bedroom, 3 bathroom home offers an open concept floor plan bursting with all day sunshine and natural light. Loads of parking including room for the RV/trailer it's truly a hidden gem that's move in ready.