



Presented by:
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Active
R2216582

Board: N
House/Single Family

1295 LAKEVIEW CRESCENT

Williams Lake (Zone 27)
Williams Lake - City
V2G 1A4

Residential Detached

\$259,500 (LP)

(SP)



Sold Date:	Frontage:	82.00	Original Price: \$259,500
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1963
Depth / Size: 138	Bathrooms:	2	Age: 54
Lot Area (acres): 0.26	Full Baths:	2	Zoning: R1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$2,203.94
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 012-960-837
			Tour:

View: **Yes: Town & Mountains**

Complex / Subdiv:

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

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: **Baseboard, Hot Water, Radiant**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Torch-On**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Single, 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: **Laminate, Vinyl/Linoleum**

Legal: **LOT 17 DISTRICT LOT 7045 CARIBOO DISTRICT PLAN 8753**

Amenities: **None**

Site Influences: **Central Location, Lane Access, Paved Road**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'10 x 17'6	Bsmt	Living Room	16'8 x 11'			x
Main	Dining Room	7' x 12'	Bsmt	Foyer	11' x 6'6			x
Main	Kitchen	9'6 x 11'7	Bsmt	Storage	9' x 12'			x
Main	Bedroom	9'3 x 15'			x			x
Main	Bedroom	8'3 x 11'9			x			x
Main	Office	9'10 x 9'6			x			x
Bsmt	Laundry	6'8 x 7'10			x			x
Bsmt	Kitchen	6'6 x 15'			x			x
Bsmt	Eating Area	7' x 5'			x			
Bsmt	Bedroom	14'7 x 10'10			x			

Finished Floor (Main):	1,078	# of Rooms:	13	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	4	No		Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Bsmt	3	No		Workshop/Shed:
Finished Floor (Basement):	1,078	Suite:	Unauthorized Suite	3					Pool:
Finished Floor (Total):	2,156 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: 1	Beds not in Basement: 2	5					Door Height:
Unfinished Floor:	0	Basement:	Full, Fully Finished	6					
Grand Total:	2,156 sq. ft.			7					
				8					

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

Character & charm in this exceptional well cared for home just outside of city center. You'll love the easy access to mountain biking, and hiking with trails & outdoor activity at your back door. Vaulted ceiling & oversized windows allow natural light and sunshine to flood thru. Enjoy 3 bedrooms up & a professionally finished one bedroom in-law suite down. Awesome parking with large, level driveway, RV parking, plus alley access & a detached single car garage.