



Presented by:
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Active
R2244304
 Board: N
 Townhouse

6 1880 HAMEL ROAD
 Williams Lake (Zone 27)
 Williams Lake - City
 V2G 0A4

Residential Attached
\$339,900 (LP)
 (SP)



Sold Date:	Frontage (feet): 0.00	Original Price: \$339,900
Meas. Type: Feet	Frontage (metres): 0.00	Approx. Year Built: 2009
Depth / Size (ft.): 0	Bedrooms: 3	Age: 9
Lot Area (acres): 0.00	Bathrooms: 3	Zoning: R3
Flood Plain: No	Full Baths: 2	Gross Taxes: \$3,450.85
Council Apprv?:	Half Baths: 1	For Tax Year: 2017
Exposure:	Maint. Fee: \$225.66	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 027-948-226
Mgmt. Co's Name:		Tour:
Mgmt. Co's Phone:		
View:	Yes: Williams Lake & Mountains	
Complex / Subdiv:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Garage; Double	
Exterior: Vinyl		Locker:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Total Units in Strata:
Renovations:	R.I. Fireplaces:	
Water Supply: City/Municipal	# of Fireplaces: 1	
Fireplace Fuel: Gas - Natural		
Fuel/Heating: Forced Air, Natural Gas	Property Disc.: Yes	
Outdoor Area: Patio(s) & Deck(s)	Fixtures Leased: No	
Type of Roof: Asphalt	Fixtures Rmvd: No	
	Floor Finish: Hardwood, Wall/Wall/Mixed	

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
 Legal: **STRATA LOT 2 DISTRICT LOT 8818 LAND DISTRICT 05 PLAN EPS28 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Air Cond./Central**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'7 x 10'6			x			x
Main	Dining Room	9'7 x 11'			x			x
Main	Living Room	14'5 x 15'8			x			x
Main	Laundry	5'4 x 9'6			x			x
Main	Master Bedroom	11'8 x 21'			x			x
Bsmt	Recreation	14' x 24'			x			x
Bsmt	Bedroom	12' x 12'7			x			x
Bsmt	Bedroom	10' x 12'			x			x
		x			x			
		x			x			

Finished Floor (Main): 1,078	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 1,052	# of Pets:	Cats:	Dogs:	3	Bsmt	4	No	Pool:
Finished Floor (Total): 2,130 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest.			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 2,130 sq. ft.	Basement: Full, Fully Finished			7				
				8				

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

Absolutely EXQUISITELY well cared for, quality updates & fine finishings. You won't be disappointed when you step inside this immaculate 3 bedroom, 2.5 bath TOWN HOME. Decorated, & designed with attention to detail. The spectacular drift wood n/gas fireplace takes center stage to the open concept floor plan with exceptional panoramic views of Williams Lake. This master bedroom is a tranquil escape w/full custom closet cabinetry & efficient space saving barn door. Wonderful vinyl plank flooring throughout basement offers a touch of character & charm while embracing heaps of natural sunshine & spacious oversized bedrooms each with their own walk in closet. Easy walking distance to local neighborhood pub, tourist info center, & other amenities including nearby world cl