



Presented by:

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Active
R2257373

Board: N
House with Acreage

947 HODGSON ROAD

Williams Lake (Zone 27)
Esler/Dog Creek
V2G 4Y3

Residential Detached

\$340,000 (LP)

(SP)



Sold Date:	Frontage:	0.00	Original Price: \$340,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 2004
Depth / Size:	Bathrooms:	3	Age: 14
Lot Area (acres): 2.51	Full Baths:	3	Zoning: RR3
Flood Plain: No	Half Baths:	0	Gross Taxes: \$2,970.72
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-387-604
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Lagoon, Natural Gas, Water**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **Well - Drilled**
Fuel/Heating: **Forced Air, Natural Gas, Wood**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
Parking: **DetachedGrge/Carport, 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: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **DL 11800 LD 05. EXC STRIP OF LAND 60 FT IN PARALLEL WIDTH ADJG NTHRLY BNDRY.**

Amenities: **Workshop Detached**

Site Influences:
Features: **Clothes Washer/Dryer, Dishwasher, Microwave, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'10 x 12'6			x			x
Main	Dining Room	10'6 x 11'6			x			x
Main	Living Room	14'10 x 17'4			x			x
Main	Bedroom	10' x 9'10			x			x
Main	Master Bedroom	14'10 x 11'10			x			x
Main	Laundry	10' x 7'			x			x
Bsmt	Bedroom	9'3 x 13'			x			x
Bsmt	Recreation	13'9 x 18'			x			x
Bsmt	Storage	9'6 x 7'5			x			x
Bsmt	Foyer	6' x 5'			x			x

Finished Floor (Main): **1,289**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **300**
Finished Floor (Total): **1,589 sq. ft.**

Unfinished Floor: **700**
Grand Total: **2,289 sq. ft.**

of Rooms: **10**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **2**
Basement: **Part, Partly Finished**

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

Outbuildings
Barn:
Workshop/Shed: **24'4 x**
Pool:
Garage Sz:
Door Height:

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

PRIVACY on 2.5 acres just minutes to town in the heart of outdoor activity & recreation this is a LIFESTYLE home that just can't be beat. Wonderful family friendly layout with awesome basement entry, & unfinished space ideal for hockey sticks, boots & bags! You'll enjoy the spacious 3 bedrooms (2 up, 1 down), with 3 baths & an open concept floor plan that boasts oodles of potential! You'll enjoy the spectacular view of the lake & mountains beyond plus loads of room right in your own back yard. The 24 x 28 detached garage is an awesome bonus for any hobbyist or a fantastic man cave. Located just minutes to the popular Chilcotin Road Elementary School. Come check it out!