



Presented by:

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Active
R2258291

Board: N
 House/Single Family

1268 LAKEVIEW CRESCENT

Williams Lake (Zone 27)
 Williams Lake - City
 V2G 1A3

Residential Detached

\$252,500 (LP)

(SP)



Sold Date: Frontage: **0.00** Original Price: **\$252,500**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1960**
 Depth / Size: **0** Bathrooms: **2** Age: **58**
 Lot Area (acres): **0.50** Full Baths: **2** Zoning: **R1**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$2,333.57**
 Rear Yard Exp: For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **023-537-540**
 Tour:

View: **Yes: MOUNTAINS & WILLIAMS LAKE**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
 Parking: **Carpport; Multiple, 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, Vinyl/Linoleum**

Legal: **PL PGP40456 LT A DL 7045 LD 05.**

Amenities: **None**

Site Influences: **Central Location, Paved Road**
 Features: **Clothes Washer/Dryer, Dishwasher, Microwave, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 12'2	Bsmt	Eating Area	5' x 7'			x
Main	Eating Area	8'6 x 5'			x			x
Main	Living Room	10'8 x 12'			x			x
Main	Laundry	8'6 x 6'			x			x
Main	Master Bedroom	12' x 10'			x			x
Main	Bedroom	11' x 9'			x			x
Bsmt	Recreation	13'9 x 18'			x			x
Bsmt	Bedroom	13'9 x 9'2			x			x
Bsmt	Bedroom	11'4 x 7'5			x			
Bsmt	Kitchen	9'9 x 11'9			x			

Finished Floor (Main):	980	# of Rooms: 11	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):	980	Suite: Unauthorized Suite	3				Pool:
Finished Floor (Total):	1,960 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	5				Door Height:
Grand Total:	1,960 sq. ft.	Basement: Full, Fully Finished	6				
			7				
			8				

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

ICONIC CARIBOO LOCATION on the super sunny side of town with back door access to school, hiking, mountain biking, & unlimited enjoyment to premium CROWN LAND! Enjoy an evening glass of wine on the patio relaxing to the awesome view of city & lake! This is an adorable, well loved updated home with privacy, charm & the utmost attention to detail. From the modern new kitchen, to the handcrafted serving/eating bar you'll love all that it has to offer. Lots of wonderful windows providing warm sunshine & natural light. Downstairs is an adorable self-contained inlaw suite ideal for the extra income or mortgage helper. Enjoy both front & back patios plus fully fenced side yard. These little gem's rarely become available! Come check it out!