



Presented by:
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Active
R2272662
 Board: N
 House/Single Family

42 FAIRVIEW DRIVE
 Williams Lake (Zone 27)
 Williams Lake - City
 V2G 3T1

Residential Detached
\$395,000 (LP)
 (SP)



Sold Date: Frontage: **0.00** Original Price: **\$395,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1978**
 Depth / Size: **0** Bathrooms: **4** Age: **40**
 Lot Area (acres): **0.32** Full Baths: **4** Zoning: **R1**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,863.81**
 Rear Yard Exp: For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **008-961-506**
 Tour:
 View: **Yes: MOUNTAINS & TOWN**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 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: **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: **Tile, Wall/Wall/Mixed**

Legal: **PL PGP22309 LT 10 DL 71 LD 05.**

Amenities: **Air Cond./Central**

Site Influences:
 Features: **Air Conditioning, Dishwasher, Microwave, Refrigerator, Sprinkler - Inground, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 15'2	Bsmt	Bedroom	11'4 x 11'3			x
Main	Living Room	13' x 17'5			x			x
Main	Dining Room	11'6 x 10'2			x			x
Main	Foyer	7'5 x 10'9			x			x
Main	Bedroom	12'6 x 11'9			x			x
Main	Master Bedroom	13'3 x 15'2			x			x
Bsmt	Laundry	5'9 x 7'6			x			x
Bsmt	Other	6'10 x 9'10			x			x
Bsmt	Cold Room	7'4 x 12'4			x			
Bsmt	Bedroom	11'4 x 14'4			x			

Finished Floor (Main):	1,375	# of Rooms:	11	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	No		Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	4	No		Workshop/Shed:
Finished Floor (Basement):	1,375	Suite:	None	3	Bsmt	3	No		Pool:
Finished Floor (Total):	2,750 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	3	Yes		Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	Beds not in Basement: 2	5					Door Height:
Grand Total:	2,750 sq. ft.	Basement: Full, Fully Finished		6					
				7					
				8					

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

PRIME GOLF COURSE LOCATION situated on the 12th fairway you'll love the convenience to clubhouse & an afternoon on the back 9! With wonderful Mountain View's plus a sense of space & tranquility you'll enjoy the unobstructed nature of green space & mature trees in the horizon. Step into the GOURMET fully updated KITCHEN complete with fabulous farm style sink, pantry & eating bar island. This 4 bedroom, 4 bathroom home is an exceptional hard working floor plan complete with sunken living room that floods with natural light. You'll enjoy the privacy on your generous deck ideal for morning coffee & sunshine. Updated furnace, underground irrigation, 2 natural gas fireplaces, water softener, central a/c, updated flooring, bathrooms & so much more! Come check it out!