



Presented by:

**Tanya Rankin**

Tanya Rankin Ltd

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**Active**  
**R2276387**

Board: N  
House/Single Family

**1957 SOUTH LAKESIDE DRIVE**

Williams Lake (Zone 27)

Lakeside Rural

V2G 4T9

Residential Detached

**\$235,000** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size: **0**  
Lot Area (acres): **0.61**  
Flood Plain: **No**  
Rear Yard Exp:  
Council Apprv?:  
If new, GST/HST inc?:

Frontage: **0.00**  
Bedrooms: **4**  
Bathrooms: **2**  
Full Baths: **1**  
Half Baths: **1**

Original Price: **\$235,000**  
Approx. Year Built: **1975**  
Age: **43**  
Zoning: **R1**  
Gross Taxes: **\$1,978.56**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **No**  
P.I.D.: **009-307-907**  
Tour:

View: **Yes: WILLIAMS LAKE & MOUNTAINS**

Complex / Subdiv:

Services Connected: **Electricity, Septic, Water**

Style of Home: **Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Aluminum**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Wood**  
Water Supply: **Well - Drilled**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking:  
Parking: **Carport; Single, Open**

Parking Access:

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: **Hardwood, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL PGP21701 LT 4 DL 8833 LD 05.**

Amenities: **None**

Site Influences:

Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'10 x 9'9			x			x
Main	Dining Room	13' x 9'9			x			x
Main	Living Room	17'6 x 14'9			x			x
Main	Bedroom	11'4 x 9'			x			x
Main	Master Bedroom	24'3 x 12'8			x			x
Bsmt	Bedroom	13' x 10'10			x			x
Bsmt	Recreation	24'3 x 16'5			x			x
Bsmt	Other	10'8 x 15'8			x			x
Bsmt	Laundry	15'4 x 10'8			x			
Bsmt	Bedroom	10'8 x 10'7			x			

Finished Floor (Main): **1,300**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,100**  
Finished Floor (Total): **2,400 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,400 sq. ft.**

# of Rooms: **10**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **2** Beds not in Basement: **2**  
Basement: **Full, Fully Finished**

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

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

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

**ONE OF A KIND, quiet country style living just minutes to town! Your family will enjoy back yard campfires, wonderful views of Williams Lake, & the privacy backing onto CROWN LAND with fully fenced back yard. The open concept floor plan takes full advantage of the oversized picture window & central fireplace (has not been used). Complete with 4 bedrooms, & 1.5 baths you'll love the spacious layout both up & down. Take an evening to cozy up with the wood burning stove & enjoy games & movie night in the functional family room. The oversized carport offers level entry into an awesome mud room, laundry combo. This home has such great use of space with unlimited options. Owner states the following updates: septic pump 2000, roof 2001, pressure tank 2006, gutters & downpipe 2012, hot water tank**