



Presented by:
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Active
R2294477

Board: N
 Manufactured with Land

1516 GANNET ROAD

Williams Lake (Zone 27)
 Williams Lake - Rural North
 V2G 5A8

Residential Detached

\$289,900 (LP)

(SP)



Sold Date:	Frontage:	0.00	Original Price: \$289,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1999
Depth / Size: 0	Bathrooms:	3	Age: 19
Lot Area (acres): 3.01	Full Baths:	2	Zoning: RR3
Flood Plain: No	Half Baths:	1	Gross Taxes: \$1,917.81
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 006-545-840
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Lagoon, Natural Gas, Water**

Style of Home: **Manufactured/Mobile**
 Construction: **Manufactured/Mobile**
 Exterior: **Vinyl**
 Foundation: **Other**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **Well - Drilled**
 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: **Open, RV Parking Avail.**
 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: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL PGP27270 LT 15 DL 8876 LD 05. MANUFACTURED HOME REG. # 85676. 85676**

Amenities: **Workshop Detached**

Site Influences: **Paved Road, Private Setting, Private Yard, Rural Setting, Treed**
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 12'10			x			x
Main	Living Room	12'8 x 16'4			x			x
Main	Dining Room	9'10 x 12'			x			x
Main	Laundry	10'7 x 6'6			x			x
Main	Master Bedroom	12' x 14'5			x			x
Main	Walk-In Closet	6' x 5'3			x			x
Main	Bedroom	10' x 9'11			x			x
Main	Bedroom	12' x 9'10			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,100	# of Rooms:	8	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No		Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	2	No		Workshop/Shed: 21'6 x
Finished Floor (Basement):	0	Suite:	None	3	Main	4	Yes		Pool:
Finished Floor (Total):	1,100 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5					Door Height:
Grand Total:	1,100 sq. ft.	Basement: None		6					
				7					
				8					

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

Minutes to town on rarely available FOX MOUNTAIN! 3.01 acres fully fenced & wonderfully set up for having your horses at home! You'll love the functional floor plan with open concept living complete with 3 bedrooms, 2 full bath & loads of closets for storage. The oversized laundry/mud room is an unexpected bonus to this hard working home. With unlimited access to trails & all kinds of outdoor recreation this is a premiere Cariboo location! Nicely set up with 21'6 x 18'8 shop & loads of level parking! Come check it out!