



Presented by:

Tanya Rankin

Tanya Rankin Ltd

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Active
R2295391

Board: N
House with Acreage

796 OTTOMAN DRIVE

Williams Lake (Zone 27)

Esler/Dog Creek

V2G 4V6

Residential Detached

\$375,000 (LP)

(SP)



Sold Date:	Frontage:	0.00	Original Price: \$375,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1976
Depth / Size: 0	Bathrooms:	3	Age: 42
Lot Area (acres): 2.20	Full Baths:	2	Zoning: RR3
Flood Plain: No	Half Baths:	1	Gross Taxes: \$2,101.15
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 012-937-851
			Tour:
View: No :			
Complex / Subdiv:			
Services Connected: Electricity, Natural Gas, Septic, Water			

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Aluminum**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel: **None**
Water Supply: **Well - Drilled**
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: **Carport; Multiple, Open, RV Parking Avail.**

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

Legal: **LOT 5 DISTRICT LOT 4877 CARIBOO DISTRICT PLAN 21236, EXCEPT PLAN 28761**

Amenities: **Garden, Green House, Storage, Workshop Detached**

Site Influences: **Paved Road, Private Setting, Private Yard, Rural Setting**

Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'6 x 10'5	Bsmt	Laundry	13' x 6'10			x
Main	Eating Area	6' x 7'4	Bsmt	Mud Room	9' x 5'3			x
Main	Dining Room	10'7 x 11'9			x			x
Main	Living Room	16'8 x 14'3			x			x
Main	Master Bedroom	12'9 x 11'2			x			x
Main	Bedroom	9'3 x 9'5			x			x
Main	Bedroom	12'7 x 9'			x			x
Bsmt	Foyer	8'7 x 10'4			x			x
Bsmt	Family Room	17'8 x 12'3			x			
Bsmt	Recreation	20'8 x 12'3			x			
Finished Floor (Main):	1,193	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	Yes	Barn:	
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	No	Workshop/Shed:	16' X
Finished Floor (Basement):	970	Suite: None	3	Bsmt	2	No	Pool:	
Finished Floor (Total):	2,163 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:	2,163 sq. ft.	Basement: Fully Finished, Part	6					
			7					
			8					

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

Location, location, location! This exceptional 2+ acre lot offers the utmost in all outdoor activities with prime access to Crown land, only minutes to heaps of mountain biking & hiking trails. It's a one-of-a-kind opportunity to own in this rarely available neighborhood! With a wonderful hobby workshop (old school portable) plus detached 30' x 16' shop with 100 amp service that powers both buildings, including a separate, detached lean-to...this is a man's dream come true! Fabulously landscaped with exceptional garden, mature trees and loads of privacy. This meticulous 3 bedroom, 3 bathroom, family home is absolutely immaculate. You'll love the tranquility and nature watching from your 33 x 11 deck; ideal for indoor/outdoor living & family entertaining.