



Presented by:
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Active R2296180 Board: N House/Single Family	81 WINDMILL CRESCENT Williams Lake (Zone 27) Williams Lake - City V2G 1B1	Residential Detached \$258,000 (LP) (SP)
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Sold Date: Meas. Type: Feet Depth / Size: 0 Lot Area (acres): 0.16 Flood Plain: No Rear Yard Exp: Council Apprv?: If new, GST/HST inc?:	Frontage: 0.00 Bedrooms: 5 Bathrooms: 2 Full Baths: 2 Half Baths: 0	Original Price: \$258,000 Approx. Year Built: 1971 Age: 47 Zoning: R1 Gross Taxes: \$2,484.99 For Tax Year: 2017 Tax Inc. Utilities?: No P.I.D.: 006-750-745 Tour:
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View: **Yes: CITY & MOUNTAINS**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: Rancher/Bungalow w/Bsmt. Construction: Frame - Wood Exterior: Aluminum Foundation: Concrete Perimeter Rain Screen: Renovations: # of Fireplaces: 1 Fireplace Fuel: Wood Water Supply: City/Municipal Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Fenced Yard, Patio(s) & Deck(s) Type of Roof: Asphalt	Total Parking: Covered Parking: Parking Access: Parking: Open Dist. to Public Transit: Title to Land: Freehold NonStrata Property Disc.: Yes PAD Rental: Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Laminate, Vinyl/Linoleum, Wall/Wall/Mixed
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Legal: **PL PGP10076 LT 6 DL 8816 LD 05.**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15' x 9'	Bsmt	Bedroom	10'11 x 8'6			x
Main	Dining Room	8' x 10'6	Bsmt	Laundry	13'4 x 7'			x
Main	Living Room	16' x 13'	Bsmt	Mud Room	10' x 9'10			x
Main	Foyer	4'5 x 9'			x			x
Main	Bedroom	10' x 9'2			x			x
Main	Bedroom	11'9 x 9'2			x			x
Main	Master Bedroom	12'7 x 11'2			x			x
Bsmt	Living Room	16'7 x 12'5			x			x
Bsmt	Kitchen	12' x 9'4			x			
Bsmt	Bedroom	8'6 x 10'9			x			

Finished Floor (Main):	1,112	# of Rooms:	13	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):	1,112	Suite:	Unauthorized Suite	3					Pool:
Finished Floor (Total):	2,224 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	Beds not in Basement: 3	5					Door Height:
Grand Total:	2,224 sq. ft.	Basement: Full, Fully Finished		6					
				7					
				8					

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

Wow, fantastic value in a great neighborhood! A Wonderful view and an in-law suite in the basement makes this three bedroom, 2 bathroom home affordable and perfect for any family. Come in and enjoy the open space concept of kitchen, Dining room and living room , while stepping outside onto the large sundeck to bbq and entertain family and friends! With LOTS of natural light, updated flooring and so much more! Come check it out!