



Presented by:
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Active
R2306468
 Board: N
 House/Single Family

131 375 MANDARINO PLACE
 Williams Lake (Zone 27)
 Williams Lake - City
 V2G 4V3

Residential Detached
\$359,900 (LP)
 (SP)



Sold Date: Frontage: **0.00** Original Price: **\$359,900**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2016**
 Depth / Size: **0** Bathrooms: **2** Age: **2**
 Lot Area (acres): **0.12** Full Baths: **2** Zoning: **R1**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,452.54**
 Rear Yard Exp: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **029-924-804**
 Tour:

View: **Yes: WILLIAMS LAKE**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Double, Open**

Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold Strata**

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL PGS326 LT 34 DL 8841 LD 05. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**

Amenities: **None**

Site Influences: **Paved Road**
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'6 x 13'			x			x
Main	Dining Room	8' x 13'8			x			x
Main	Living Room	13' x 13'8			x			x
Main	Laundry	5'10 x 6'6			x			x
Main	Master Bedroom	14'9 x 12'3			x			x
Main	Bedroom	10'10 x 11'2			x			x
Bsmt	Gym	11'8 x 20'4			x			x
Bsmt	Recreation	13' x 18'			x			x
Bsmt	Storage	14'6 x 13'			x			x
					x			x

Finished Floor (Main):	1,250	# of Rooms:	9	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	2	Main	4	Yes	Barn:				
Finished Floor (Below):	0	# of Levels:	2	3				Workshop/Shed:				
Finished Floor (Basement):	0	Suite:	None	4				Pool:				
Finished Floor (Total):	1,250 sq. ft.	Crawl/Bsmt. Height:		5				Garage Sz:				
Unfinished Floor:	1,250	Beds in Basement:	0	6				Door Height:				
Grand Total:	2,500 sq. ft.	Beds not in Basement:	2	7								
		Basement:	Full, Unfinished	8								

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

Exceptional low maintenance living in Williams Lake's newest premiere location! This custom home has all the luxuries. Incredible master bedroom with deluxe tranquil ensuite complete with oversized shower & separate soaker tub. Enjoy the fabulous lake view & open concept floor plan including main floor laundry. You'll love the spacious garage & easy, level, paver stone driveway. Curl up beside the n/gas stone fireplace to enjoy a cozy evening at home. Decorated with attention to detail in natural earthy accents & quality finishings. For something special, unique, & move in ready.