

Presented by:
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Williams Lake (Zone 27), Williams Lake - City Residential Attached
55 350 PEARKES DR, V2G 4T2 MLS# N203120 **Active**



List Price: \$195,000 Previous Price:
 Subdiv/Complex: SUNRIDGE GARDENS
 Frontage: Approx Yr Blt: 1993 PID: 023-888-270
 Depth/Size: Type: Townhouse
 Lot SqFt: 0 Age at List Date: 17 Zoning: R3
 Exposure: W Bedrooms: 3 Taxes: \$1,876 (2009)
 Stories in Bldg: Bathrooms: 2 If New GST/HST Incl:
 Flood Plain: Full Baths: 1 Tax Incl Utilities:
 Meas. Type: Half Baths: 1 Apprvl Reqd: No
 Fixtures Lsd:
 Fixt Removed:
 View:

Style of Home: Basement Entry, 2 Storey w/Bsmt. Total Parking: 2 Covered Parking: 1
 Construction: Frame - Wood Parking Access: Front
 Foundation: Concrete Perimeter Parking Facilities: Open, Garage: Single
 Exterior: Vinyl R/I Plumbing:
 Rain Screen: R/I Plumbing:
 Type of Roof: Asphalt Dist to Public Trans: Dist to School/Bus:
 Renovations: Partly Reno Year: 2009 Units in Development: Total Units in Strata:
 Flooring: Laminate, Tile, Wall/Wall/Mixed Locker:
 Water Supply: City/Municipal Possession:
 Heat/Fuel: Forced Air, Natural Gas Title to Land: Freehold Strata
 No. of Fireplaces: 0 R/I Fireplaces: Seller's Interest: Registered Owner
 Fireplace Fuel: Mortgage Info: \$0
 Outdoor Area: Patio(s) & Deck(s) Property Disclosure: Y
 Mngmt Co: Bylaw Restrictions: Pets Allowed
 Mngmt Ph: Maint Fee: \$120.00

Maint Charge Incl: Caretaker, Gardening, Management, Snow removal

Legal: PL PGS194 LT 55 DL 8815 LD 05 STRATA LOT AS SHOWN ON FORM 1.
 Amenities: None
 Features Incl: Clothes Dryer, Clothes Washer, Dishwasher, Drapes/Window Coverings, Freezer, Garage Door Opener, Microwave, Refrigerator, Stove, Vacuum Blt. In
 Site Influences: Paved Road

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'5 X 19'5						
Main F.	Kitchen	9'1 X 10'6						
Main F.	Dining	12' X 14'						
Above	Master Bedroom	11'8 X 14'5						
Above	Bedroom	8'6 X 14'						
Above	Bedroom	8'6 X 12'						
Bsmt	Den	9'5 X 16'						
Bsmt	Laundry	4' X 8'						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Finished Floor Area Main:	623	Finished Levels:	3	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	612	Basement Area:	Part, Fully Finished	2	3 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3	; Ensuite: N
Finished Floor Area Bsmt:	382	Bsmt Height:	4		
Total Finished Floor Area:	1,617	Restricted Age:	5		
		# Pets / Cats; Dogs: 1 / Cats: Yes; Dogs: Yes	6		
Unfinished Floor Area:	0	# or % Rentals:	7		
Grand Total Floor Area:	1,617		8		

Listing Broker(s): (1) RE/MAX Williams Lake Realty

Substantially updated, clean, bright & in excellent condition. Finished basement offers a nice rec room/den. Backyard patio adjacent to undeveloped complex property allows for some privacy.