

Presented by: Glen Holling
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Williams Lake - City, Williams Lake (Zone 27) Residential Detached
37 WINDMILL CR MLS # N184371
Active

No Photo Available

List Price: \$239,900

Complex/Subdiv: V2G 1A8
 Postal Code: V2G 1A8
 Frontage: PID: 012-738-247
 Depth/Size: Approx Yr Blt: 1971
 Lot Area SqFt: 0.00 Bedrooms: 4
 Rear Yard Exp: East Bathrooms: 2
 Meas Type: Full Baths: 2 Type: HOUSE
 Flood Plain: Half Baths: 0 Zoning: R1
 Serv. Connected: Electricity / Natural Gas / Sanitary Sewer / Water Taxes: \$2,199 /2007
 If New GST Incl:
 View: Yes- CITY, WESTSIDE & GOLF COURSE

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 4	Covered Parking: 0
Construction: Frame - Wood	Parking Access: Rear	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Stucco / Wood		
Rainscreen:	Dist to Public Trans:	Dist to School Bus:
Type of Roof: Asphalt	Possession:	
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring: Wall/Wall/Mixed		Seller's Interest: Registered Owner /
Water Supply: City/Municipal		Mortgage Info: 0 /
Heat/Fuel: Forced Air		
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Roughed in Plumb:
Outdoor Area: Patio(s) & Deck(s)		Fixtures Leas: No
Pad Rental:		Fixt Removed:
Out Buildings:		

Legal: PL 7704 LT 4 DL 8816 LD 05

Amenities:
 Features Incl:

Site Influences: Lane Access / Paved Road

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'7 X 17'9	Bsmt	Storage	12' X 16'			X
Main F.	Kitchen	11'8 X 14'7						X
Main F.	Dining	8'2 X 11'						X
Main F.	Master Bedroom	11'10 X 13'3						X
Main F.	Bedroom	8'6 X 10'8						X
Main F.	Bedroom	10'9 X 11'9						X
Main F.	Laundry	7'11 X 10'2						X
Bsmt	Kitchen	8' X 12'7						X
Bsmt	Living Room	10'5 X 12'9						X
Bsmt	Bedroom	11'3 X 12'3						X

Floor Area (SqF)		Total # Rooms: 11		Bathrooms	
Main Floor Area SqFt:	1,346	# Kitchens:	2	1 3 Piece; Ensuite: N; Level: Main F.	
Finished Floor Up SqFt:	0	Finished Levels:	2	2 3 Piece; Ensuite: N; Level: Bsmt	
Finished Floor Down:	0	Crawl/Bsmt Height:		3 0 Piece; Ensuite: N	
Finished Floor Bsmt SqFt:	1,346	Basement Area:	Full, Fully Finished	4	
Total Finished Floor SqFt:	2,692	Suite:	Unauthorized Suite	5	
Unfinished Floor:	0			6	
Grand Total Floor Area:	2,692			7	
				8	

Commission: 3% ON \$100,000/1.2% ON REMAINDER

Listing Broker 1: RE/MAX Williams Lake Realty

Buyer Initials:

Date:

Listing Broker 2:

Good location for this family home complete with 1 bedroom daylight suite. Main floor & suite each have separate heating, gas & hydro meters. Insulated storage/workshop. Good yard for children.