

Presented by:
Glen Holling
 RE/MAX Williams Lake Realty
 Phone: 250-392-2253 Cell: 250-305-7779
 Email: gholling@remax.net
 Website: www.caribooproperties.com

Williams Lake (Zone 27), Williams Lake - Rural South Residential Detached
982 CHIMNEY VALLEY RD, V2G 4W5 MLS# N200249 **Active**



List Price: \$305,000

Complex/Subdiv: CHIMNEY VALLEY ESTATES

Frontage: 0.00 ft	Bedrooms: 4	PID: 007-270-500
Depth/Size:	Bathrooms: 3	Type: House with Acreage
Lot Area Acres 10.000	Full Baths: 2	Approx Yr Blt: 1981
Rear Yard Exp: SE	Half Baths: 1	Age at List Date: 29
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$1,302 (2009)
Flood Plain: No	Zoning: RR1	

View: Y - DOWN THE VALLEY
 Serv. Connected: Electricity, Natural Gas, Septic

Style of Home: Basement Entry, Rancher/Bungalow w/Bsmt.	Total Parking: Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front
Foundation: Concrete Perimeter	Parking Facilities: Carport; Single, Open, RV Parking Avail.
Exterior: Wood	
Rainscreen: R/I Plumb:	Dist to Public Trans: Dist to School Bus:
Type of Roof: Asphalt	Possession:
Renovations: Reno Year:	Title to Land: Freehold NonStrata
Flooring: Mixed	Seller's Interest: Registered Owner
Water Supply: Well - Drilled	Mortgage Info: \$0
Heat/Fuel: Forced Air, Natural Gas	
No. of Fireplaces: 2 R/I Fireplaces: 0	Property Disclosure: Y
Fireplace Fuel: Wood	Out Buildings:
Outdoor Area: Patio(s) & Deck(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed:	

Legal: PL 22379 LT 11 DL 296 LD 05 SEC 34 TWP 47

Amenities:

Site Influences: Rural Setting, Treed

Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'4" X 17'9"			X			X
Main F.	Kitchen	15'11" X 10'6"			X			X
Main F.	Dining	9'8" X 9'6"			X			X
Main F.	Master Bedroom	12' X 13'6"			X			X
Main F.	Bedroom	9'8" X 10'			X			X
Main F.	Bedroom	11' X 9'10"			X			X
Bsmt	Family Room	29'8" X 9'6"			X			X
Bsmt	Bedroom	11' X 9'			X			X
Bsmt	Office	9'8" X 9'10"			X			X
Bsmt	Laundry	13' X 11'6"			X			X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,232	Total # Rooms:	10
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	1,232	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,464	Basement Area:	Full, Fully Finished
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	2,464		7
			8

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

10Ac Ranchette fenced, cross fenced and bordering on Chimney Creek. Fully set up with 110x200 riding arena; 28x30 round pen, 3 stall barn; and paddocks, garden doors from DR. A perfect family setting with room for pets, riding and outdoors.