

Presented by:
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Williams Lake (Zone 27), Williams Lake - Rural South MLS# N213585 Residential Detached
1169 CHIMNEY VALLEY RD, V2G 4W5 **Active**



List Price: \$249,000

Complex/Subdiv:

Frontage:	Bedrooms:	3	PID:	008-508-852
Depth/Size:	Bathrooms:	1	Type:	Manufactured with L
Lot Area SqFt: 0.00	Full Baths:	1	Approx Yr Blt:	1974
Rear Yard Exp:	Half Baths:	0	Age at List Date:	37
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$346 (2011)
Flood Plain:	Zoning:	RR1		
View:	Y - VALLEY AND TREES			
Serv. Connected:	Natural Gas, Electricity			

Style of Home:	Manufactured/Mobile	Total Parking:	Covered Parking:
Construction:	Manufactured/Mobile	Parking Access:	
Foundation:	Other	Parking Facilities:	Open, RV Parking Avail., Carport; Single
Exterior:	Wood, Aluminum		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt, Metal		
Renovations:		Reno Year:	Possession:
Flooring:	Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply:	Well - Drilled		Seller's Interest: Registered Owner
Heat/Fuel:	Natural Gas, Wood		Mortgage Info: \$0
No. of Fireplaces:	0	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:	Gas - Natural, Wood		Out Buildings:
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	Y - SOME ANTIQUE YARD DECORATIONS		

Legal: PL 20824 LT 18 DL 7573 LD 05 MFG HOME REG. # 31306.
 Amenities: Barn, Green House, Workshop Detached
 Site Influences:
 Features Incl: Clothes Washer/Dryer, Free Standing F/P or Woodstove, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 11'			X			X
Main F.	Kitchen	11' X 9'			X			X
Main F.	Dining	11' X 7'			X			X
Main F.	Bedroom	8'6 X 6'			X			X
Main F.	Laundry	8'6 X 6'6			X			X
Main F.	Master Bedroom	18' X 10'10			X			X
Main F.	Storage	17' X 11'			X			X
Main F.	Other	11'6 X 11'			X			X
Main F.	Bedroom	11' X 9'6			X			X
					X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,419	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	# Kitchens: 1
Finished Floor Down:	0	Finished Levels: 1
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height: 4
Total Finished Floor SqFt:	1,419	Basement Area: Crawl
		5
Unfinished Floor:	0	6
Grand Total Floor Area:	1,419	7
		8

Listing Broker(s): Cariboo Team Realty Group Ltd.

A must see! 11.97 acres in desirable Chimney Valley. This very well kept mobile is move in ready. If you like beautiful flowers beds and harvesting your own vegetables this is for you. The yard is all ready for your family BBQ's with a nice deck, gazebo and a house just for the BBQ. The home also features a fully fenced yard for your pets or children and the property is fenced and cross fenced with rails and barb wire. A one vehicle carport, storage lean to's and the heated & fully insulated shop is wired 220 with 100 amp service and a plug for a welder. There is also a small barn for hay storage with a frost free hydrant and power. New hotwater tank, faucets and kitchen sink 6 months ago.