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|   |   |              |                            |
|---|---|--------------|----------------------------|
| Lakeside Rural, Williams Lake (Zone 27)<br># LOT 2 BLUFF VIEW DR  |   | MLS# N209091 | Land Only<br><b>Active</b> |
|    | List Price:   | \$68,000     |                            |
|   | Previous Price: Subdiv/Complex: RUSSETT BLUFF ESTATES<br>Original Price: \$68,000 Postal Code: V2G 5G2<br>Frontage: 0.0<br>Depth/Area: PID: 028-420-641<br>Price/SqFt: Taxes: \$0<br>Sub-Type: Zoning: R-1<br>Meas. Type: Feet Pot. for Rezon'g: No<br>Exposure: North Flood Plain: No<br>Permitted Use: House/Single Family<br>Title to Land: Freehold NonStrata |              |                            |
| Lot Area: 0.719 ac / Hect: 0.000 / SqFt: 0 / SqM: 0<br>Sanitary Sewer: Septic<br>Storm Sewer: None<br>Water Supply: Community<br>Electricity: At Lot Line<br>Natural Gas: At Lot Line<br>Telephone Serv: Available Nearby<br>Cable Service: Available Nearby<br>Prospectus: Available Through L.B.<br>Develop Permit: Yes<br>Bldg Permit Apprv: N<br>Building Plans: Not Available<br>Perc Test Avail:<br>Perc Test Date: | Property Access: Road Access<br>Parking Access: Front<br>Fencing:<br>Property in ALR: N<br>Possession:<br>Seller's Interest: Registered Owner<br>Information Pkg: Y<br>Sign on Property: Y<br>Sketch Atch: Yes<br>Property Disclosure: Y<br>Trees Logged: No  |              |                            |
| Legal: LT 2 DL 8838 PL BCP47043 CD<br>Site Influences: Cul-de-Sac, Paved Road, Private Setting, Treed<br>Restrictions: Mandatory Building Scheme  |   |              |                            |
| Listing Broker 1: CARIBOO TEAM REALTY GROUP LTD.<br>Listing Broker 2:   |   |              |                            |
| <b>Build your dream home in beautiful Russett Bluff Estates with community water system (managed by the Cariboo Regional District). Engineer designed septic system included - all other services at lot line. Elevated, treed and sloping lot offering great building sites and easy development. HST may be applicable</b>  |   |              |                            |