

Presented by:
Tanya Rankin

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Active
R3182293
Board: N
Townhouse

77 605 CARSON DRIVE
Williams Lake
Williams Lake - City
V2G 1T1

Residential Attached
$165,000 (LP)
(SP)



Sold Date:		If new, GST/HST inc?:		Original Price:	**$165,000**
Meas. Type:	**Feet**	Bedrooms:	**2**	Approx. Year Built:	**1977**
Frontage(feet):	**0.00**	Bathrooms:	**2**	Age:	**49**
Frontage(metres):	**0.00**	Full Baths:	**1**	Zoning:	**R3**
Depth / Size (ft.):	**0**	Half Baths:	**1**	Gross Taxes:	**$1,692.48**
Lot Area (sq. ft.):	**0.00**	Flood Plain:	**No**	For Tax Year:	**2026**
Lot Area (acres):	**0.00**	P.I.D.:	**027-369-030**	Tax Inc. Utilities?:	**No**
View:	**No :**			Tour:	
Complex / Subdiv:					
First Nation Reserve:					
Services Connctd:	**Electricity, Sanitary Sewer, Water**				
Sewer Type:	**City/Municipal**	Water Supply:	**City/Municipal**		

Style of Home: **5 Plus Level**
Construction: **Frame - Wood**
Exterior: **Other, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
# of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **None**
Type of Roof: **Asphalt, Torch-On**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **0** Parking Access:
Parking: **Open**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Tile, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **STRATA LOT 77, PLAN BCS2332, DISTRICT LOT 71, CARIBOO LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

Site Influences: **Central Location, Paved Road**
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Finished Floor (Main):	**190**	
Finished Floor (Above):	**310**	
Finished Floor (AbvMain2):	**186**	
Finished Floor (Below):	**310**	
Finished Floor (Basement):	**178**	
Finished Floor (Total):	**1,174**	**sq. ft.**
Unfinished Floor:	**0**	
Grand Total:	**1,174**	**sq. ft.**

Suite: **None**
Basement: **Part, Unfinished**
Crawl/Bsmt. Ht: # of Levels: **5**
# of Kitchens: **1** # of Rooms: **10**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **$341.21**
Maint Fee Includes: **Caretaker, Garbage Pickup**

Tot Units in Strata: Locker:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions**
Restricted Age: # of Pets: Cats: Dogs:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions
Main	**Kitchen**	**12'9 x 7'10**
Main	**Foyer**	**3'3 x 7'5**
Below	**Foyer**	**7'9 x 4'5**
Below	**Bedroom**	**7'10 x 20'**
Below	**Other**	**4'7 x 12'2**
Bsmt	**Laundry**	**14'7 x 12'3**
Above	**Living Room**	**13' x 15'**
Above	**Eating Area**	**7'2 x 8'6**

Floor	Type	Dimensions
Abv Main 2	**Bedroom**	**10'2 x 10'5**
Abv Main 2	**Other**	**7'10 x 6'10**
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**2**	**No**
2	**Abv Main 2**	**4**	**No**
3			
4			
5			
6			
7			
8			

Listing Broker(s): **Tanya Rankin Ltd**

Don't let the bedroom count fool you! This surprisingly spacious townhome offers five levels of living space, providing an abundance of room to spread out, relax & enjoy. Featuring 2 bedrooms, 1.5 bathrooms, generous living areas & excellent storage throughout, this home offers considerably more space than you might expect. Convenient parking right outside the lower-level entrance adds to the everyday functionality. Enjoy an easy walk to the city centre, recreation centre, coffee shops, shopping & an abundance of urban amenities. With a little freshening up, this property presents an excellent opportunity to build equity & make it your own. An affordable option in the Cariboo for buyers looking for space, convenience & value!

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