



Presented by:  
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**Active** **R2396371** **5401 MITCHELL BAY ROAD** Residential Detached  
 Board: N Williams Lake (Zone 27) **\$700,000** (LP)  
 House with Acreage Horsefly VOL 1L0 (SP)



Sold Date: Frontage (feet): **71.80** Original Price: **\$700,000**  
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1996**  
 Depth / Size: **0** Bathrooms: **3** Age: **23**  
 Lot Area (sq.ft.): **0.00** Full Baths: **3** Zoning: **RR3**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$2,664.76**  
 Rear Yard Exp: Council Apprv?: For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **017-839-777**  
 Tour:

View: **Yes: QUESNEL LAKE AND MOUNTAINS**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Septic, Water**  
 Sewer Type: **Septic**

Style of Home: **1 1/2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **Well - Drilled**  
 Fuel/Heating: **Electric, Hot Water**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access:  
 Parking: **Carport & Garage, Open**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Laminate, Mixed, Tile**

Legal: **BLOCK C DISTRICT LOT 12200 CARIBOO DISTRICT**  
 Amenities: **Storage**

Site Influences: **Private Setting, Recreation Nearby, Rural Setting, Waterfront Property**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14' x 16'	Main	Pantry	7' x 7'			x
Main	Living Room	18' x 34'			x			x
Main	Solarium	12' x 16'			x			x
Main	Media Room	10' x 12'			x			x
Main	Laundry	10' x 6'			x			x
Main	Master Bedroom	18' x 17'			x			x
Main	Sauna	4' x 3'			x			x
Main	Bedroom	10' x 14'			x			x
Main	Office	14' x 15'			x			x
Main	Porch (enclosed)	11' x 12'			x			x

Finished Floor (Main):	<b>3,500</b>	# of Rooms:	<b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above):	<b>907</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>4</b>	<b>Yes</b>	
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Main</b>	<b>3</b>	<b>No</b>	
Finished Floor (Total):	<b>4,407 sq. ft.</b>	Crawl/Bsmt. Height:		4				
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5				
Grand Total:	<b>4,407 sq. ft.</b>	Basement:	<b>Crawl</b>	6				
				7				
				8				

Listing Broker(s): **Sutton Showplace Realty (2015) (Agassiz)** **Sutton Showplace Realty (2015) (Agassiz)**

**Custom one-and-a-half-storey waterfront home on Quesnel Lake in Mitchell Bay. Situated on 2.7 acres. Enjoy a cup of java on your large wraparound deck overlooking the lakeshore. Only a short 20-minute drive from Horsefly.**