

LISTING
features

5401 Mitchell Bay Road,
Horsefly



COMPLIMENTS OF

Freddy & Linda Marks

604.491.1060

Marks@sutton.com

7092 Pioneer Ave. Agassiz

3A GROUP
Sutton Showplace Realty
TheBestDealsinBC.com

FANTASTIC OPPORTUNITY

2.79 Private Acres

Pure Lake-Frontage



7092 Pioneer Ave
Agassiz, BC
Canada, V0M 1A0



Panoramic lake views are captured from every window of this custom well built and well maintained 4,407 sq.ft. home on 2.79 acres. 5401 Mitchell Bay Road offers an excellent opportunity to live your lake front dream, is perfectly set up for a family rec paradise and has revenue potential for a one-of-a kind waterfront Bed & Breakfast accommodation in a stunningly beautiful peaceful location. Situated with a private driveway on a residential gravel side road with little traffic, 25kms to services in Horsefly and 90kms from the city of Williams Lake. Currently used as a seasonal residence by the current owner, it is built for rear round residency and offers the both privacy and direct lake access with lots of extra room for family, friends, outdoor toys.

The home site is positioned nearer the lake front by a small grove of trees that offer privacy and protection from sun and lake effect wind. Built in 1996, this custom floor plan is wood frame with wood siding, 1.5 storeys on a concrete foundation with crawl space and asphalt shingle roof.

The two to three bedrooms, two and a half bathrooms, family rooms, laundry room and pantry have a combination of ceramic tile and laminate flooring. 200 Amp electrical service, drilled well, septic system, radiant hot water heating, electric hot water tank and PVC/composite plumbing throughout.



Presented by:

Freddy Marks

Sutton Showplace Realty (2015) (Agassiz)
 Phone: 604-997-5398
 www.TheBestDealsinBC.com
 freddy@freddymarks.com



Active
R2396371
 Board: N
 House with Acreage

5401 MITCHELL BAY ROAD

Williams Lake (Zone 27)
 Horsefly
 VOL 1L0

Residential Detached

\$700,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	71.80	Original Price: \$700,000
Meas. Type: Feet	Bedrooms:	3	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:			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**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

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	Bedroom	14' x 15'			x			x
Main	Porch (enclosed)	11' x 12'			x			x

Finished Floor (Main): **3,500**
 Finished Floor (Above): **907**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **4,407 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **4,407 sq. ft.**

of Rooms: **11**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **3**
 Basement: **Crawl**

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

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Dr Ht:

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

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