



Presented by:  
**Linda Marks**  
 Sutton Showplace Realty (2015)  
 Phone: 604-491-1060  
 WWW.TheBestDealsinBC.com  
 Linda@LindaMarks.ca



**Active** **7566 MCCAULEY ROAD** Residential Detached  
**R2355559** Williams Lake (Zone 27) **\$182,000** (LP)  
 Board: N Williams Lake - Rural West (SP) **M**  
 Manufactured with Land VOL 1A0



Sold Date: Frontage (feet): **0.00** Original Price: **\$182,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1991**  
 Depth / Size: **0** Bathrooms: **2** Age: **28**  
 Lot Area (sq.ft.): **0.00** Full Baths: **2** Zoning: **R-1**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$470.50**  
 Rear Yard Exp: For Tax Year: **2018**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **005-806-321**  
 Tour:

View: **No**  
 Complex / Subdiv:  
 Services Connected: **Community, Electricity, Sanitary Sewer**  
 Sewer Type: **Septic**

Style of Home: **Manufactured/Mobile, Rancher/Bungalow**  
 Construction: **Manufactured/Mobile**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Block**  
 Rain Screen:  
 Renovations: Reno. Year:  
 # of Fireplaces: **0** R.I. Plumbing:  
 Fireplace Fuel: R.I. Fireplaces:  
 Water Supply: **Community** Metered Water:  
 Fuel/Heating: **Forced Air, Propane Gas**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Carport; Single, Open, RV Parking Avail.**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LOT 18, PLAN 29067, DISTRICT LOT 12217, CARIBOO LAND DISTRICT**

Amenities: **Storage**

Site Influences: **Cul-de-Sac, Paved Road, Private Setting, Treed**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'4 x 20'6			x			x
Main	Dining Room	14'6 x 12'			x			x
Main	Kitchen	14' x 12'7			x			x
Main	Laundry	6' x 6'			x			x
Main	Master Bedroom	16'7 x 16'3			x			x
Main	Bedroom	10' x 12'			x			x
Main	Bedroom	11' x 9'3			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>1,700</b>	# of Rooms:	<b>7</b>	Bath	1	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>Yes</b>	Outbuildings Barn: Workshop/Shed: <b>24X30</b> Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	2	<b>Main</b>	<b>3</b>	<b>No</b>					
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	3								
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	4								
Finished Floor (Total):	<b>1,700 sq. ft.</b>	Crawl/Bsmt. Height:		5								
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	6								
Grand Total:	<b>1,700 sq. ft.</b>	Basement:	<b>Crawl</b>	7								
		Beds not in Basement:	<b>3</b>	8								

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

**Why pay high space rents when you can own the land with a 1700 sq.ft. 3 bedroom 2 bathroom home! Located on a 1 acre lot in a quite Chilcotin Subdivision of Alexis Creek. Move in ready with new appliances and room to stretch. There is room for everything you have ever collected in the 24x30 ft insulated workshop. Ideal to store all of your toys or have a separate studio. The property is located one hour west of Williams Lake via Highway 20. Come Home to the Country!**