

Presented by:
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100 Mile House (Zone 10), 108 Ranch Residential Detached
4789 KITWANGA DR, VOK 2Z0 MLS# N192845 **Active**



List Price: \$189,000

Complex/Subdiv:

Frontage:	Bedrooms:	2	PID:	007-816-570
Depth/Size:	Bathrooms:	1	Type:	Recreational
Lot Area SqFt: 0.00	Full Baths:	1	Approx Yr Blt:	9999
Rear Yard Exp:	Half Baths:	0	Age at List Date:	999
Meas Type: Feet	If New GST Incl:		Taxes:	\$1,316 (2008)
Flood Plain: No	Zoning:	R1-1		

View:
 Serv. Connected: Electricity, Septic, Water

Style of Home: Rancher/Bungalow	Total Parking: 4	Covered Parking: 0
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Add. Parking Avail., RV Parking Avail., Visitor Parking	
Exterior: Wood	R/I Plumbing:	Dist to Public Trans:
Rainscreen:		Dist to School Bus:
Type of Roof: Asphalt	Possession:	
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring: Wall/Wall/Mixed		Seller's Interest: Registered Owner
Water Supply: City/Municipal		Mortgage Info: \$0
Heat/Fuel: Baseboard		
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 20570 LT 83 DL 3569 LD 27
 Amenities: Storage
 Site Influences: Golf Course Nearby, Private Setting, Recreation Nearby
 Features Incl: Clothes Dryer, Clothes Washer, Drapes/Window Coverings, Free Standing F/P or Woodstove, Refrigerator, Stove, Storage Shed

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'5" X 17'			X			X
Main F.	Kitchen	10'5" X 12'			X			X
Main F.	Bedroom	8' X 13'			X			X
Main F.	Bedroom	6'5" X 9'			X			X
Main F.	Laundry	6'5" X 9'			X			X
					X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 819	Total # Rooms: 5	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2
Finished Floor Down: 0	Finished Levels: 1	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 819	Basement Area: Crawl	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 819		8

Listing Broker(s): Royal LePage 100 Mile Realty

This is a yearround recreation retreat. A beautiful landscaped property borders to the greenbelt and waterfront on 108 Mile Lake. Walk down to the public beach and boat launch. It's like you have your own waterfront property. Sit on your deck and enjoy the privacy. Go hiking, biking swimming or fishing. The cottage has 2 bedrooms, 1 bathroom and an extra shower in the laundry. In the living room is a NG fireplace and the kitchen it totally open. The big windows gives you a lot of sunshine and brightness. A perfect location close to golf and all types of recreation. It comes with all furniture. See it! L#5099.

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108 Ranch 4789 KITWANGA DR \$ 189,000

ML# N192845 Status: Active

Subdivision/Complex:

Type: Recreational
 Style: Rancher/Bungalow
 # Rooms: 5
 Bedrooms: 2
 Baths: 1 / 0
 Fin Flr Area: 819.0
 # Fin Levels: 1
 Year Built: 9999
 Lot Size (Sq Ft): 0.0
 Acreage: 0.62
 Fireplaces: 1 / Gas - Natural
 Parking Access:



Parking: Tot: 4 / Cov: 0 / Add. Parking Avail., RV Parking Avail., Visitor Parking

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Features Included:

Clothes Dryer / Clothes Washer / Drapes/Window Coverings / Free Standing F/P or Woodstove / Refrigerator / Stove / Storage Shed

Floor Finish:
 Wall/Wall/Mixed
 Exterior Finish:
 Wood

Amenities:
 Storage



Listing Broker 1:
 Royal LePage 100 Mile Realty
 Listing Broker 2:

Site Influences:

Golf Course Nearby / Private Setting / Recreation Nearby