

Presented by:  
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Williams Lake (Zone 27), Williams Lake - City  
**328 MANDARINO PL, V2G 5J1**

**MLS# N218484**

Residential Detached

**Active**



List Price: \$429,900

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	5	PID:	027-684-547
Depth/Size:		Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	2009
Rear Yard Exp:		Half Baths:	0	Age at List Date:	3
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$4,047 (2011)
Flood Plain:		Zoning:	R1		
View:	Y - WILLIAMS LAKE				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double
Exterior:	Vinyl		
Rainscreen:		R/I Plumbing:	
Type of Roof:	Asphalt	Dist to Public Trans:	Dist to School Bus:
Renovations:		Possession:	
Flooring:	Hardwood, Tile, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal	Seller's Interest:	Registered Owner
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0
No. of Fireplaces:	1	R/I Fireplaces:	
Fireplace Fuel:	Gas - Natural	Property Disclosure:	Y
Outdoor Area:	Patio(s) & Deck(s)	Out Buildings:	/Garage Sz: 18'7X21/Door Ht: 8'
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:			

Legal: PL BCP38661 LT 1 DL 8841 LD 05  
Amenities:  
Site Influences: Cul-de-Sac, Golf Course Nearby, Paved Road  
Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	11' X 11'	Bsmt	Storage	13'3 X 19'			X
Main F.	Dining	9' X 13'8	Bsmt	Other	6'4 X 7'10			X
Main F.	Living Room	14' X 14'	Bsmt	Bedroom	10'3 X 11'3			X
Main F.	Bedroom	9'8 X 9'8	Bsmt	Bedroom	14'10 X 10'10			X
Main F.	Bedroom	9'8 X 9'8			X			X
Main F.	Entrance Hall	6' X 8'3			X			X
Main F.	Laundry	5' X 11'5			X			X
Main F.	Master Bedroom	13'3 X 14'8			X			X
Bsmt	Family Room	26'5 X 13'6			X			
Bsmt	Other	16'8 X 12'9			X			

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	14	<b>Bathrooms</b>	
Main Floor Area SqFt:	1,600	# Kitchens:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	Crawl/Bsmt Height:		3	
Finished Floor Bsmt SqFt:	1,600	Basement Area:	FULL, Fully Finished	4	
Total Finished Floor SqFt:	3,200			5	
				6	
Unfinished Floor:	0	Suite:	None	7	
Grand Total Floor Area:	3,200			8	

Listing Broker(s): Tanya Rankin Ltd

Elite & unique, executive delight with a view that makes your heart soar. Capture the feeling as you step inside you'll soak up the view of Williams from your oversized windows - all with custom blinds! Sitting on the covered patio you'll feel relaxed & pampered. Wonderful main floor laundry! Spacious and roomy with 3 bedroom on the main & 2 more generous bdrms in the fully finished basement. Open concept kitchen & 9 ft ceilings allow you to fully enjoy the natural sunshine flooding in. Turn the kids loose in the full daylight basement, perfect for toddlers or teenagers alike! If you love storage the closets here will make organizations easy! Just pull into the fully finished heated garage and turn the key to your new home!