

Presented by:
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Williams Lake (Zone 27), Williams Lake - City MLS# N218762 Residential Detached
244 WOODLAND DR, V2G 4P9 **Active**



List Price: \$739,000

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 7	PID: 013-982-419
Depth/Size:	Bathrooms: 5	Type: House with Acreage
Lot Area SqFt: 0.00	Full Baths: 5	Approx Yr Blt: 2001
Rear Yard Exp:	Half Baths: 0	Age at List Date: 11
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$6,641 (2012)
Flood Plain: No	Zoning: A1	
View: Y - WILLIAMS LAKE		
Serv. Connected: Electricity, Natural Gas, Septic, Water		

Style of Home: 2 Storey w/Bsmt.	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double, Open, RV Parking Avail.	
Exterior: Other		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Hardwood, Vinyl/Linoleum, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: Well - Drilled		Seller's Interest: Registered Owner
Heat/Fuel: Baseboard, Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings: /Garage Sz: 23X29
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 33763 LT 6 DL 8841 LD 05 PORTION DL 8842, EXCEPT PLAN PGP42842.
 Amenities: Guest Suite
 Site Influences: Golf Course Nearby, Paved Road, Private Setting, Private Yard, Treed
 Features Incl: Dishwasher, Refrigerator, Stove, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	16' X 12'	Above	Bedroom	12'4 X 11'8			X
Main F.	Living Room	17' X 24'	Above	Bedroom	12'2 X 11'8			X
Main F.	Dining	13' X 13'10	Above	Master Bedroom	15'4 X 18'			X
Main F.	Office	10'10 X 15'4	Bsmt	Kitchen	9'6 X 10'			X
Main F.	Entrance Hall	7'6 X 13'6	Bsmt	Living Room	18'4 X 16'10			X
Main F.	Bedroom	11'8 X 11'2	Bsmt	Eating Area	10' X 11'10			X
Above	Library	10'2 X 9'9	Bsmt	Bedroom	16'2 X 12'10			X
Above	Loft	23'5 X 17'5	Bsmt	Bedroom	12'2 X 10'6			X
Above	Bedroom	10'10 X 13'	Bsmt	Storage	17' X 14'			
Above	Laundry	10'10 X 7'						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,800	Total # Rooms: 19	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,600	# Kitchens: 2	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 3	3 5 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 1,600	Crawl/Bsmt Height:	4 4 Piece; Ensuite: Y; Level: Bsmt
Total Finished Floor SqFt: 5,000	Basement Area: Full, Fully Finished	5 4 Piece; Ensuite: N; Level: Bsmt
		6
Unfinished Floor: 200	Suite: Unauthorized Suite	7
Grand Total Floor Area: 5,200		8

Listing Broker(s): Tanya Rankin Ltd

Yowzaa! One of a kind rare opportunity in the amazing Woodland Drive area! Nothing can prepare you for the feeling you get when you drive into this private 6.18 acres of magical breathtaking scenery. Stroll around the wrap around veranda to enjoy the fully panoramic view of WL and mountains. The privacy surrounds all sides of the property, you'll feel like it's a dream come true. Amazing 3 storey deluxe home with 7 bedrooms and 5 full bathrooms it's perfect for your extended family or simply lots of room to grow with your changing life! Catch your breath as you step into the glorious kitchen and soak in all the natural sunshine from a full wall of windows. 9 foot ceilings and quality craftsmanship throughout!