

Presented by:
Tanya Rankin

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Williams Lake (Zone 27), 150 Mile House

MLS# N219237

Residential Detached

3164 HUSTON RD, VOK 2G0

Active



List Price: \$349,000

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	4	PID:	005-607-337
Depth/Size:		Bathrooms:	3	Type:	House with Acreage
Lot Area SqFt:	0.00	Full Baths:	3	Approx Yr Blt:	1994
Rear Yard Exp:		Half Baths:	0	Age at List Date:	18
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,548 (2012)
Flood Plain:		Zoning:	RR3		
View:	Y - VALLEY				
Serv. Connected:	Electricity, Natural Gas, Septic, Water				

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double, Open, RV Parking Avail.
Exterior:	Brick, Vinyl		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Renovation Year:	
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata
Water Supply:	Well - Drilled	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:	Sundeck(s)	Out Buildings:	/Garage Sz: 19'4x23
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:			

Legal: PL 29510 LT 24 DL 5722 LD 05
Amenities: None
Site Influences: Paved Road, Private Setting, Private Yard, Rural Setting
Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'6" X 13'			X			X
Main F.	Kitchen	12' X 15'			X			X
Main F.	Dining	15'6" X 8'			X			X
Main F.	Bedroom	9'8" X 12'			X			X
Main F.	Bedroom	9'10" X 12'2"			X			X
Main F.	Laundry	7'3" X 7'5"			X			X
Main F.	Master Bedroom	21'8" X 11'9"			X			X
Bsmt	Bedroom	11'2" X 11'5"			X			X
Bsmt	Family Room	25' X 15'			X			
Bsmt	Storage	45'10" X 11'2"			X			

Floor Area (SqFt):		Total # Rooms:	10	Bathrooms	1 4 Piece; Ensuite: Y; Level: Main F.
Main Floor Area SqFt:	1,690	# Kitchens:	1		2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2		3 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down:	0	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	1,460	Basement Area:	Full, Partly Finished		5
Total Finished Floor SqFt:	3,150				6
Unfinished Floor:	0	Suite:	None		7
Grand Total Floor Area:	3,150				8

Listing Broker(s): Tanya Rankin Ltd

Yowzaa! Located in the desirable Vantage Point at the 150. This fantastic family home takes advantage of the 2.59 acres and view down into the valley. Plenty of parking for RV and toys plus double garage for the family "princess"! 3 generous bedrooms on the main floor with 4th in the daylight basement. Spacious kitchen and living room offer, with updated floors offers loads of privacy. Wood stove in the basement rec room helps keep the home cozy! Come check it out!