

Presented by:
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Williams Lake (Zone 27), Esler/Dog Creek

MLS# N220738

Residential Detached

2009 MCPHERSON WYND BB, V2G 4V7

Active



List Price: \$328,600

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	4	PID:	004-396-391
Depth/Size:	0	Bathrooms:	2	Type:	House with Acreage
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	9999
Rear Yard Exp:		Half Baths:	0	Age at List Date:	999
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,185 (2012)
Flood Plain:	No	Zoning:	RR3		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Septic, Water				

Style of Home:	Rancher/Bungalow w/Bsmt.		Total Parking:	Covered Parking:
Construction:	Log		Parking Access:	
Foundation:	Concrete Perimeter		Parking Facilities:	Carport; Multiple
Exterior:	Log			
Rainscreen:		R/I Plumbing:	Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Wood		Possession:	
Renovations:		Reno Year:	Title to Land:	Freehold NonStrata
Flooring:	Laminate, Tile, Wall/Wall/Mixed		Seller's Interest:	Registered Owner
Water Supply:	Well - Drilled		Mortgage Info:	\$0
Heat/Fuel:	Forced Air, Natural Gas			
No. of Fireplaces:	1	R/I Fireplaces:	Property Disclosure:	Y
Fireplace Fuel:	Wood		Out Buildings:	/Workshop Sz: 36'X32'
Outdoor Area:	Patio(s)			
Pad Rental:				
Fixtures Leas:	N			
Fixt Removed:	Y - CLOTHES DRYER & WASHER			

Legal: PL 21236 LT 7 DL 4877 LD 05
Amenities: Garden, Green House, Storage, Workshop Detached
Site Influences: Paved Road, Private Setting, Private Yard, Treed
Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Eating Area	10' X 8'7	Bsmt	Gym	12'21 X 21'10			X
Main F.	Kitchen	11' X 11'5	Bsmt	Family Room	15'10 X 17'6			X
Main F.	Living Room	20'6 X 10'	Bsmt	Workshop	9'10 X 13'6			X
Main F.	Laundry	12'2 X 6'6	Bsmt	Storage	9'10 X 12'			X
Main F.	Bedroom	10'4 X 12'			X			X
Main F.	Bedroom	11'10 X 11'11			X			X
Main F.	Master Bedroom	12'2 X 11'10			X			X
Main F.	Entrance Hall	8'8 X 4'7			X			X
Bsmt	Bedroom	14'2 X 12'2			X			
Bsmt	Mud Room	10' X 19'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,484	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	1,484	4
Total Finished Floor SqFt:	2,968	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	2,968	8

Listing Broker(s): Tanya Rankin Ltd

Yowzaa! Bursting with love & attention, fantastic log home is flooding with natural light. A perfect blend of rustic character & charm mixed with modern updates and drywall. Fabulous 4' wide hallway & 4 spacious bedrooms. you'll love the counter space in this efficient kitchen. Kids & mom will love the easy access and visibility to the back yard. Semi finished bsmt has "suite potential" & is perfect for bringing in a touch of your own finishing! As you drive into your 3.3 + acres of park like privacy you'll appreciate all the added pleasures of acreage. Room for all your toys,pets, & 3 bay shop with its own separate driveway. Minutes to down town, equestrian center, mountain bike trails, it's a location you just can't beat.