

Presented by:  
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Williams Lake (Zone 27), 150 Mile House Residential Detached  
**3124 WISE PL, VOK 2GO** **MLS# N221381**  
**Active**



List Price: \$523,500

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 5	PID: 008-412-405
Depth/Size: 0	Bathrooms: 3	Type: House with Acreage
Lot Area SqFt: 0.00	Full Baths: 3	Approx Yr Blt: 1998
Rear Yard Exp:	Half Baths: 0	Age at List Date: 14
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,617 (2012)
Flood Plain: No	Zoning: RR2	

View:  
 Serv. Connected: Electricity, Lagoon, Natural Gas, Water

Style of Home: Rancher/Bungalow w/Bsmt., Rancher/Bungalow	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: Dist to School Bus:
Type of Roof: Asphalt	Possession:
Renovations:	Reno Year: Title to Land: Freehold NonStrata
Flooring: Laminate, Vinyl/Linoleum, 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: Gas - Natural	Out Buildings:
Outdoor Area: Sundeck(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed:	

Legal: PL 23980 LT 23 DL 5986 LD 05  
 Amenities: Barn  
 Site Influences: Cul-de-Sac, Paved Road, Private Setting, Private Yard, Rural Setting, Treed  
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'5 X 18'8	Bsmt	Recreation Room	14' X 25'8			X
Main F.	Kitchen	13'7 X 9'8	Bsmt	Playroom	13'10 X 14'3			X
Main F.	Dining	11'2 X 14'4	Bsmt	Entrance Hall	8'8 X 21'			X
Main F.	Entrance Hall	6' X 11'7	Bsmt	Storage	14'4 X 8'10			X
Main F.	Master Bedroom	17'5 X 13'7			X			X
Main F.	Bedroom	11'8 X 12'			X			X
Main F.	Bedroom	10'8 X 11'8			X			X
Above	Loft	13'10 X 22'9			X			X
Bsmt	Bedroom	11' X 14'			X			
Bsmt	Bedroom	11' X 14'			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,960	Total # Rooms: 14	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 430	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 3	3 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt: 1,880	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 4,270	Basement Area: Full, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 4,270		8

Listing Broker(s): Tanya Rankin Ltd

Spectacular home & property in the desirable Borland Vallet! One of a kind masterpiece from the moment u drive in. Perfectly set up for horses with an awesome post & beam barn, complete with heated tack room, hay storage, open shelter and automatic waterer. Training arena a wonderful addition & it opens onto crown land- prime trail riding! Decks & outdoor living are fully utilized in the Cape Cod beauty. Open concept kitchen/ living room are anchored together with vaulted ceilings & stone fireplace. If you want to feel like a princess when you crawl into bed each night you'll love the spacious master bdrm flooding with natural light & high ceilings. This home is a real beauty come check it out!