

Presented by:
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Williams Lake (Zone 27), 150 Mile House
3044 JUNCTION RD, VOK 2G0

MLS# N222890

Residential Detached

Active



List Price: \$267,500

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	4	PID:	007-119-640
Depth/Size:		Bathrooms:	2	Type:	House with Acreage
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	1997
Rear Yard Exp:		Half Baths:	0	Age at List Date:	15
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$1,795 (2012)
Flood Plain:	No	Zoning:	RR3		
View:	N				
Serv. Connected:	Electricity, Septic, Water, Natural Gas				

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Single, Det.Grge/Carport
Exterior:	Vinyl		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Metal	Possession:	
Renovations:		Reno Year:	
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata
Water Supply:	Well - Drilled	Seller's Interest:	Registered Owner
Heat/Fuel:	Electric, Forced Air	Mortgage Info:	\$0
No. of Fireplaces:	0	R/I Fireplaces:	
Fireplace Fuel:		Property Disclosure:	Y
Outdoor Area:	Sundeck(s)	Out Buildings:	
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL 26416 LT 7 DL 5594 LD 05
Amenities: Workshop Detached
Site Influences: Paved Road, Private Setting, Private Yard, Rural Setting, Treed
Features Incl: Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	9'4" X 12'	Bsmt	Hobby Room	12'6" X 10'5"			X
Main F.	Eating Area	8' X 6'4"	Bsmt	Utility	7'4" X 9'1"			X
Main F.	Living Room	12' X 19'	Bsmt	Storage	5'3" X 9'4"			X
Main F.	Entrance Hall	8' X 7'3"						X
Main F.	Master Bedroom	11'3" X 14'6"						X
Main F.	Bedroom	11'5" X 8'10"						X
Main F.	Bedroom	11'4" X 9'						X
Bsmt	Bedroom	11' X 12'10"						X
Bsmt	Laundry	7'3" X 7'3"						
Bsmt	Recreation Room	13' X 19'						

Floor Area (SqFt):		Total # Rooms:	13	Bathrooms	1 4 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	1,400	# Kitchens:	1		2 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Up SqFt:	0	Finished Levels:	2		3
Finished Floor Down:	0	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	1,000	Basement Area:	Part, Fully Finished		5
Total Finished Floor SqFt:	2,400				6
Unfinished Floor:	0	Suite:	None		7
Grand Total Floor Area:	2,400				8

Listing Broker(s): Tanya Rankin Ltd

Loving life in desirable 150 Mile! This private acreage is situated in a dream location just minutes to town yet close to Marshall's store and 150 Mile School. Open concept home offers character with a comfy, cozy feeling. 3 bedrooms on the main floor with 4th down. Enjoy the peacefulness of the deck while soaking in the serenity of nature. The hobbyist can't wait to come home to monkey wrenching in this delightful detached garage complete with matching shed! Come check it out!