

Presented by:
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Williams Lake (Zone 27), Williams Lake - City MLS# N224370 Residential Detached
341 FOSTER WY, V2G 5N5 **Active**



List Price: \$321,900

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 027-451-241
Depth/Size:	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 3	Approx Yr Blt: 2008
Rear Yard Exp:	Half Baths: 0	Age at List Date: 5
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,557 (2012)
Flood Plain: No	Zoning: R1	
View: Y - WILLIAMS LAKE		
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: Basement Entry	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing:	Dist to School Bus:
Type of Roof: Asphalt	Possession:	
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring: Laminate, Vinyl/Linoleum		Seller's Interest: Registered Owner
Water Supply: City/Municipal		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: Fenced Yard, Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL BCP35602 LT 1 DL 8841 LD 05
 Amenities: None
 Site Influences: Paved Road
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'4 X 17'			X			X
Main F.	Kitchen	13' X 9'			X			X
Main F.	Dining	13' X 8'			X			X
Main F.	Master Bedroom	10'10 X 11'3			X			X
Main F.	Bedroom	9'2 X 10'			X			X
Main F.	Bedroom	9' X 10'4			X			X
Bsmt	Bedroom	14' X 10'6			X			X
Bsmt	Family Room	14' X 23'			X			X
Bsmt	Laundry	6'10 X 10'			X			
Bsmt	Entrance Hall	6' X 6'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,200	Total # Rooms: 10	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt: 890	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,090	Basement Area: Part, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,090		8

Listing Broker(s): Tanya Rankin Ltd

Detailed and dialed in every aspect, just move in, unpack and take in the amazing view. Sunny, covered front deck is a perfect place to enjoy your morning coffee or wind down from a long day. Low maintenance backyard is tastefully landscaped with privacy fence and terraced retaining wall. The four bedroom home (3 up/1 down) has all the delights of new construction without the HST. Modern, open concept kitchen with glass backsplash, walk-in pantry, stainless appliances, and full length eating bar. Wonderfully finished basement is great for kids toy room or the ever desirable "man cave!" Three full bathrooms and a double car garage helps to complete this Urban Cariboo escape! Come check it out!