

Presented by:
Tanya Rankin
Tanya Rankin
Phone: (250) 392-0371 Cell: (250)392-0371
Email: tanya@tanyarankin.com
Website: <http://www.williamslakerealestate.com>

Williams Lake (Zone 27), Williams Lake - City

MLS# N224654

Residential Detached

166 WOODLAND DR, V2G 4P9

Active



List Price: \$524,500

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	4	PID:	011-594-713
Depth/Size:		Bathrooms:	4	Type:	House with Acreage
Lot Area SqFt:	0.00	Full Baths:	3	Approx Yr Blt:	1990
Rear Yard Exp:		Half Baths:	1	Age at List Date:	23
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$4,803 (2012)
Flood Plain:	No	Zoning:	A1		
View:	Y - WILLIAMS LAKE				
Serv. Connected:	Electricity, Natural Gas, Septic, Water				

Style of Home:	2 Storey w/Bsmt.	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double, Open, RV Parking Avail.
Exterior:	Vinyl		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Renov Year:	
Flooring:	Hardwood, 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:	2	R/I Fireplaces:	
Fireplace Fuel:	Gas - Natural	Property Disclosure:	Y
Outdoor Area:	Patio(s) & Deck(s)	Out Buildings:	
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL 33103 LT 8 DL 8840 LD 05
Amenities: None
Site Influences: Paved Road, Private Setting, Private Yard, Treed
Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Games Room	13' X 14'10	Main F.	Entrance Hall	6' X 7'			X
Bsmt	Bedroom	12'3 X 10'	Main F.	Living Room	18' X 13'6			X
Bsmt	Storage	13' X 11'6	Main F.	Dining	8' X 13'6			X
Bsmt	Office	11'6 X 9'6	Above	Bedroom	12' X 10'4			X
Bsmt	Gym	12' X 10'	Above	Bedroom	11' X 12'			X
Main F.	Kitchen	11' X 12'	Above	Master Bedroom	15' X 16'			X
Main F.	Eating Area	10' X 7'						X
Main F.	Family Room	16' X 14'						X
Main F.	Den	9' X 6'10						
Main F.	Laundry	9' X 7'6						

Floor Area (SqFt):		Total # Rooms:	16	Bathrooms
Main Floor Area SqFt:	1,310	# Kitchens:	1	1 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Up SqFt:	870	Finished Levels:	3	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	1,310	Crawl/Bsmt Height:		3 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt:	0	Basement Area:	Full, Fully Finished	4 4 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt:	3,490			5
		Suite:	None	6
Unfinished Floor:	0			7
Grand Total Floor Area:	3,490			8

Listing Broker(s): Tanya Rankin Ltd

Take a step inside and you'll feel your soul breath while you dream of calling this house - "home!". It's an incredible opportunity to live on sought after Woodland Drive acres 5 minutes to town! Main entry features a spectacular curved staircase leading to 3 bedrooms - generous master is perfect for any princess with double french doors and a spacious ensuite. It's a wonderful home for entertaining due to inviting family room & wonderful deck right off the kitchen plus separate dining and living room nearby. Cozy up by one of the gas fireplaces for an evening of peace and solitude. Look outside to embrace the gently rolling lot with heaps of privacy plus view of WL. Fenced and cross fenced for horses. Come check it out!