

Presented by:  
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Williams Lake (Zone 27), Williams Lake - Rural North MLS# N224818 Residential Detached  
**390 EIDER DR, V2G 5A8** **Active**



List Price: \$357,500

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 006-545-751
Depth/Size:	Bathrooms: 3	Type: House with Acreage
Lot Area SqFt: 0.00	Full Baths: 2	Approx Yr Blt: 1990
Rear Yard Exp:	Half Baths: 1	Age at List Date: 23
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,165 (2012)
Flood Plain: No	Zoning: R1	
View: Y - YARD, GARDENS		
Serv. Connected: Electricity, Lagoon, Natural Gas		

Style of Home: 3 Level Split	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Det.Grge/Carport, RV Parking Avail.	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: Well - Drilled		Seller's Interest: Registered Owner
Heat/Fuel: Baseboard, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings: /Workshop Sz: 12X28
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 27270 LT 8 DL 8876 LD 05  
 Amenities: Workshop Detached  
 Site Influences: Paved Road, Private Yard, Recreation Nearby, Rural Setting  
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Recreation Room	23' X 21'	Below	Laundry	10'8 X 9'			X
Main F.	Bedroom	13'8 X 10'	Below	Other	8'8 X 10'4			X
Main F.	Other	12' X 13'	Below	Entrance Hall	5' X 8'			X
Above	Master Bedroom	13' X 16'			X			X
Above	Bedroom	10'8 X 8'10			X			X
Above	Bedroom	10'8 X 8'6			X			X
Above	Hobby Room	7'6 X 12'8			X			X
Above	Dining	9' X 9'10			X			X
Below	Living Room	13'4 X 15'			X			X
Below	Kitchen	13'6 X 10'6			X			X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 960	Total # Rooms: 13	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,140	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 3	3 2 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt: 1,140	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 3,240	Basement Area: Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 3,240		8

Listing Broker(s): Tanya Rankin Ltd

Incredible value for fantastic Fox Mountain. This home is an investment in your lifestyle and at one of the most affordable prices for this prime location. You can drop into one of the many mountain bike & walking trails right from your back door plus minutes to Crown Land. You're sure to be the hub of your social circle as you finish up a day of outdoor activity relaxing on the large ground level patio. Wonderful greenhouse, plus 3 bay detached carport/workshop combination. Embrace the architecturally interesting floor plan flooding with natural light and sunshine - 4 bedrooms and 2.5 baths. New roof in November 2012, new hot water tank & well pump in 2012. Come check it out!