

Presented by:  
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Williams Lake (Zone 27), 150 Mile House

**MLS# N225559**

Residential Detached

**115 MOORE DR, V0K 2G0**

**Active**



List Price: \$379,900

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	3	PID:	007-538-154
Depth/Size:		Bathrooms:	2	Type:	House with Acreage
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	1995
Rear Yard Exp:		Half Baths:	0	Age at List Date:	18
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,416 (2012)
Flood Plain:	No	Zoning:	RR3		
View:	N				
Serv. Connected:	Electricity, Lagoon, Natural Gas				

Style of Home:	2 Storey w/Bsmt.	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	Front
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Multiple, Open, RV Parking Avail.
Exterior:	Stucco, Wood		
Rainscreen:		R/I Plumbing:	Dist to Public Trans:
Type of Roof:	Asphalt		Dist to School Bus:
Renovations:		Reno Year:	Possession:
Flooring:	Laminate		Title to Land:
Water Supply:	Well - Drilled		Seller's Interest:
Heat/Fuel:	Forced Air, Natural Gas		Mortgage Info:
No. of Fireplaces:	1	R/I Fireplaces:	Property Disclosure:
Fireplace Fuel:	Wood		Out Buildings:
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL 25784 LT 29 LD 05 SEC 14 TWP 42  
Amenities: None  
Site Influences: Private Setting, Private Yard, Rural Setting, Treed  
Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 15'			X			X
Main F.	Kitchen	12' X 12'			X			X
Main F.	Bedroom	11' X 10'5			X			X
Main F.	Bedroom	10' X 10'5			X			X
Main F.	Den	13' X 10'			X			X
Main F.	Dining	20' X 13'			X			X
Above	Master Bedroom	12' X 12'			X			X
Above	Family Room	19' X 10'			X			X
Main F.	Utility	6'3 X 7'			X			
		X			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt:	1,830	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	890	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	2,720	5
		6
Unfinished Floor:	1,630	7
Grand Total Floor Area:	4,350	8

Listing Broker(s): Tanya Rankin Ltd

Excellent value on 4.35 acres in desirable Borland Valley. This European style home boasts character and unique craftsmanship throughout. Open concept living brings the outdoors in with wonderful windows and tones of natural sunshine. The loft style master bedroom is located on the upper floor with generous ensuite and private deck. This full unfinished basement has tones of potential, with rough in plumbing and room for the kids to kick a ball or slap a puck. New furnace 2012. Roof needs replacing. The 30x30 large steel frame work shop is great for the hobbyist. Come check it out!