

Presented by:
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Williams Lake (Zone 27), Williams Lake - City Residential Detached
2515 FOX MOUNTAIN RD, V2G 5B6 MLS# N225984
Active



List Price: \$479,900

Complex/Subdiv:

Frontage:	Bedrooms:	5	PID:	024-008-141
Depth/Size:	Bathrooms:	2	Type:	House with Acreage
Lot Area SqFt: 0.00	Full Baths:	2	Approx Yr Blt:	2005
Rear Yard Exp:	Half Baths:	0	Age at List Date:	8
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$3,894 (2012)
Flood Plain: No	Zoning:	RR1		
View:	N			

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: Open, RV Parking Avail.	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt	Reno Year:	Dist to School Bus:
Renovations:		Possession:
Flooring: Other		Title to Land: Freehold NonStrata
Water Supply: Well - Drilled		Seller's Interest: Registered Owner
Heat/Fuel: Radiant, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:		Out Buildings:
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL PGP41955 LT 9 DL 8865 LD 05
 Amenities: Swirlpool/Hot Tub
 Site Influences: Private Setting, Private Yard, Rural Setting, Treed
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	16'6" X 15'	Below	Recreation Room	17' X 14'			X
Main F.	Dining	10' X 15'	Below	Hobby Room	12'10" X 13'1"			X
Main F.	Living Room	17' X 16'	Below	Workshop	13'6" X 15'8"			X
Main F.	Office	14' X 10'7"	Below	Bedroom	10'4" X 6'10"			X
Main F.	Laundry	8' X 8'8"	Below	Bedroom	13'1" X 8'			X
Main F.	Entrance Hall	12'8" X 15'6"	Below	Cold Room	5'5" X 14'1"			X
Above	Library	11'10" X 6'10"			X			X
Above	Bedroom	9'10" X 13'1"			X			X
Above	Bedroom	10' X 13'6"			X			
Above	Master Bedroom	16' X 14'			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,494	Total # Rooms:	16
Finished Floor Up SqFt:	943	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,437	Basement Area:	Full, Partly Finished
			5
			6
Unfinished Floor:	1,287	Suite:	None
Grand Total Floor Area:	3,724		7
			8

Listing Broker(s): Tanya Rankin Ltd

Awesome, open concept, post and beam style on private 9+ acres. Wonderful use of fir and woody feel throughout. Fantastic plank flooring, loads of sunshine and privacy at all angles. Perfect for extended family with additional hook ups and pad for separate residence (currently a "mobile for mom" sits there but is being removed). This is a home that offers all the options. Three generous bdrms plus 2 down in the partially finished bsmt! Warm and cozy this bsmt boasts in floor heat directly in the slab and it's just waiting for the final finishings. Come check it out!