

Presented by:
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Williams Lake (Zone 27), 150 Mile House MLS# N227716 Residential Detached
3286 EAGLE WY, VOK 2G0 **Active**



List Price: \$517,000

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 007-527-187
Depth/Size:	Bathrooms: 3	Type: House with Acreage
Lot Area SqFt: 0.00	Full Baths: 3	Approx Yr Blt: 1991
Rear Yard Exp:	Half Baths: 0	Age at List Date: 22
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,814 (2012)
Flood Plain: No	Zoning: RR3	
View: N		
Serv. Connected: Electricity, Natural Gas, Septic		

Style of Home: 2 Storey	Total Parking:	Covered Parking:
Construction: Other	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double, Open, RV Parking Avail.	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Metal		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Hardwood, Tile, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: Well - Drilled		Seller's Interest: Registered Owner
Heat/Fuel: Radiant, Hot Water		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 25784 LT 44 LD 05 SEC 14 TWP 42
 Amenities: None
 Site Influences: Paved Road, Private Setting, Private Yard, Rural Setting
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	15' X 11'	Above	Master Bedroom	19' X 23'			X
Main F.	Dining	10'8 X 17'6	Above	Family Room	23' X 14'			X
Main F.	Pantry	5' X 5'	Bsmt	Other	16' X 22'			X
Main F.	Entrance Hall	13' X 12'						X
Main F.	Living Room	23' X 21'						X
Main F.	Bedroom	14' X 14'						X
Main F.	Laundry	10'6 X 5'						X
Main F.	Utility	5'6 X 5'						X
Above	Bedroom	15'2 X 10'10						X
Above	Bedroom	14' X 11'5						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,710	Total # Rooms: 13	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,580	# Kitchens: 1	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 3,290	Basement Area: Part	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 3,290		8

Listing Broker(s): Tanya Rankin Ltd

Post and beam perfection located in sought after Borland Valley Estates. An easy 15 minute drive to city center you'll enjoy all that country living has to offer. Vaulted ceilings and intricate roof lines add to the architectural interest while embracing the concept of an open spacious floor plan perfect for family and friends. Escape to the wonderful master bedroom with luxurious ensuite and room for quaint reading area or home gym. 4 nicely appointed bedrooms plus three full baths all of which have been completely re-done. This wonderful gourmet kitchen has been fully updated and renovated with high end cabinets and appliances, plus steps out onto the new back yard deck. Private and peaceful this 2.47 acres. Come check it out.