

Presented by:  
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Williams Lake (Zone 27), Esler/Dog Creek

MLS# N228292

Residential Detached

**307 BANN RD, V2G 3L6**

**Active**



List Price: \$207,500

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	3	PID:	012-179-833
Depth/Size:		Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	9999
Rear Yard Exp:		Half Baths:	1	Age at List Date:	999
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$1,723 (2012)
Flood Plain:	No	Zoning:	R1		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Septic, Water				

Style of Home:	2 Storey	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Single, Open, RV Parking Avail.
Exterior:	Wood		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Reno Year:	
Flooring:	Laminate, Vinyl/Linoleum, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata
Water Supply:	Well - Shallow	Seller's Interest:	Registered Owner
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0
No. of Fireplaces:	2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:	Wood		Out Buildings:
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL 14089 LT 22 DL 5724 LD 05  
Amenities: None  
Site Influences: Paved Road, Private Yard  
Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	11' X 13'	Bsmt	Entrance Hall	8' X 9'10			X
Main F.	Dining	11'6 X 10'						X
Main F.	Living Room	13'1 X 17'						X
Main F.	Master Bedroom	10'11 X 11'3						X
Main F.	Office	7'8 X 7'						X
Main F.	Bedroom	10'2 X 7'						X
Bsmt	Recreation Room	13' X 18'						X
Bsmt	Laundry	5'4 X 9'						X
Bsmt	Workshop	14' X 9'6						
Bsmt	Bedroom	9' X 10'						

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt:	1,170	1 1 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	3 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt:	1,170	4
Total Finished Floor SqFt:	2,340	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	2,340	8

Listing Broker(s): Tanya Rankin Ltd

A little piece of affordable paradise just minutes to city centre! Large level lot is private and peaceful there's lots of parking for the RV & toys plus it's a kids playground. Fresh and crisp this recently updated kitchen makes cooking a pure delight it overlooks the 31x14 wrap around deck-awesome for outdoor entertaining. 3 bedrooms on the main floor with roomy master and 4 piece ensuite. The basement entry opens into a perfect man cave/family room with completely updated bathroom and a bonus extra bedroom. Come check it out!