

Presented by:  
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Williams Lake (Zone 27), Lakeside Rural  
**2179 WHITE RD, V2G 5H1**

**MLS# N228275**

Residential Detached

**Active**



List Price: \$447,000

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	3	PID:	026-429-799
Depth/Size:		Bathrooms:	3	Type:	House with Acreage
Lot Area SqFt:	2.08	Full Baths:	3	Approx Yr Blt:	2007
Rear Yard Exp:		Half Baths:	0	Age at List Date:	6
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,295 (2012)
Flood Plain:	No	Zoning:	R1		
View:	Y - WILLIAMS LAKE				
Serv. Connected:	Electricity, Septic, Water				

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double, Open
Exterior:	Other		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Renov Year:	
Flooring:	Hardwood, Tile, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata
Water Supply:	Well - Drilled	Seller's Interest:	Registered Owner
Heat/Fuel:	Electric, Forced Air	Mortgage Info:	\$0
No. of Fireplaces:	0	R/I Fireplaces:	
Fireplace Fuel:		Property Disclosure:	Y
Outdoor Area:	Patio(s) & Deck(s)	Out Buildings:	/Garage Sz: 22X24
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL BCP19868 LT A DL 8826 LD 05  
Amenities: None  
Site Influences: Treed  
Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Dining	11' X 8'			X			X
Main F.	Kitchen	9'9 X 12'			X			X
Main F.	Office	10'3 X 10'			X			X
Main F.	Master Bedroom	13'9 X 14'2			X			X
Main F.	Entrance Hall	4'10 X 5'2			X			X
Bsmt	Recreation Room	13'2 X 23'			X			X
Bsmt	Bedroom	10'4 X 12'3			X			X
Bsmt	Bedroom	11'9 X 12'			X			X
Bsmt	Storage	13'8 X 11'10			X			
Bsmt	Laundry	11'10 X 6'3			X			

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	10	<b>Bathrooms</b>	1 3 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	1,302	# Kitchens:	1		2 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Up SqFt:	0	Finished Levels:	2		3 5 Piece; Ensuite: Y; Level: Bsmt
Finished Floor Down:	0	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	1,302	Basement Area:	FULL, Fully Finished		5
Total Finished Floor SqFt:	2,604				6
		Suite:	None		7
Unfinished Floor:	0				8
Grand Total Floor Area:	2,604				

Listing Broker(s): Tanya Rankin Ltd

Killer home in exclusive location that offers acreage minutes to town with full panoramic view of Williams Lake and Mountains. Meticulous and neat as a pin this modern home has an open concept floor plan and wonderful efficient space. Main floor master bedroom offers a quiet retreat and bonus sound proofing with 2 teenage rooms downstairs and great family room perfect for man cave or movie night mania. Full daylight walk out basement capture the natural sunshine and view. Power is in and waiting for shop construction(down by the covered boat). Home has an electric furnace with heat pump for air condition and extremely efficient heating. Professionally built by GL Const. This home makes moving marvellous. Come check it out!