

Presented by:
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Williams Lake (Zone 27), Williams Lake - Rural North

MLS# N229237

Residential Detached

1761 ROSS RD, V2G 5B2

Active



List Price: \$353,500

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	3	PID:	005-609-143
Depth/Size:		Bathrooms:	3	Type:	House with Acreage
Lot Area SqFt:	0.00	Full Baths:	3	Approx Yr Blt:	9999
Rear Yard Exp:		Half Baths:	0	Age at List Date:	999
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,309 (2013)
Flood Plain:	No	Zoning:	RR3		
View:	N				
Serv. Connected:	Electricity, Lagoon, Natural Gas				

Style of Home:	3 Level Split	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double, Open, RV Parking Avail.
Exterior:	Wood		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Renovation Year:	
Flooring:	Laminate, Vinyl/Linoleum, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata
Water Supply:	Well - Drilled	Seller's Interest:	Registered Owner
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0
No. of Fireplaces:	1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:	Wood		Out Buildings:
Outdoor Area:	Patio(s) & Deck(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL 29527 LT A DL 8820 LD 05
Amenities:
Site Influences: Paved Road, Private Setting, Private Yard, Rural Setting, Treed
Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 15'			X			X
Main F.	Dining	13' X 12'			X			X
Main F.	Eating Area	10'6 X 8'			X			X
Main F.	Kitchen	10'6 X 11'6			X			X
Below	Family Room	23' X 15'2			X			X
Below	Entrance Hall	8'6 X 6'6			X			X
Below	Laundry	7'7 X 5'8			X			X
Above	Master Bedroom	13'4 X 15'2			X			X
Above	Bedroom	11'2 X 15'5			X			
Above	Bedroom	11' X 12'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	2,650	1 4 Piece; Ensuite: N; Level: Below
Finished Floor Up SqFt:	0	2 5 Piece; Ensuite: N; Level: Above
Finished Floor Down:	0	3 10 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	2,650	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	2,650	8

Listing Broker(s): Tanya Rankin Ltd

Fabulous Fox Mountain! Experience the lifestyle of peaceful living 8 minutes to town with riding, biking and hiking trails galore. Amazing 3+ acres level, usable and nicely treed. This home bursts with character and wonderful useable space. From the vaulted wood ceilings to the recently updated top quality kitchen you'll find it fills your every need. 3 bedrooms up with private master deck, and delightful soaker tub- perfect for an evening escape. 21'x19' dougla car garage is great for the snowy winters. This home ha been showered with TLC and had many great updates over the years including furnace update in '93, hot water tank 2010, final roof with 50 yr life, decks, railings, pump & pressure tank + so much more. Come check it out