

Presented by:
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Williams Lake (Zone 27), Williams Lake - Rural North Residential Detached
2404 FOX MOUNTAIN RD, V2G 5B6 **MLS# N232464**
Active



List Price: **\$339,700**

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 3	PID: 024-008-095
Depth/Size:	Bathrooms: 2	Type: Manufactured with La
Lot Area SqFt: 0.00	Full Baths: 2	Approx Yr Blt: 2008
Rear Yard Exp:	Half Baths: 0	Age at List Date: 5
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,477 (2013)
Flood Plain: No	Zoning: RR1	
View: N		
Serv. Connected: Electricity, Lagoon, Natural Gas, Water		

Style of Home: Manufactured/Mobile, Rancher/Bungalow	Total Parking:	Covered Parking:
Construction: Manufactured/Mobile	Parking Access: Front	
Foundation: Concrete Block	Parking Facilities: Garage; Single, Open	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing:	Dist to School Bus:
Type of Roof: Asphalt		
Renovations:	Reno Year:	Dist to Public Trans:
Flooring: Wall/Wall/Mixed		Possession:
Water Supply: Well - Drilled		Title to Land: Freehold NonStrata
Heat/Fuel: Forced Air, Natural Gas		Seller's Interest: Registered Owner
No. of Fireplaces: 1	R/I Fireplaces:	Mortgage Info: \$0
Fireplace Fuel: Wood		Property Disclosure: Y
Outdoor Area: Patio(s)		Out Buildings: /Workshop Sz: 24X24
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **PL PGP41955 LT 4 DL 8865 LD 05 MFG HOME REG. # 94756. EXEMPT CSA# 67376**

Amenities: **None**

Site Influences: **Paved Road, Private Setting, Private Yard, Rural Setting**

Features Incl: **Dishwasher, Refrigerator, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	13' X 12'6			X			X
Main F.	Living Room	12'7 X 15'			X			X
Main F.	Dining	12'10 X 12'			X			X
Main F.	Family Room	12'8 X 16'6			X			X
Main F.	Master Bedroom	14'10 X 12'11			X			X
Main F.	Bedroom	10'3 X 12'7			X			X
Main F.	Bedroom	10'6 X 10'5			X			X
Main F.	Entrance Hall	6' X 5'3			X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms:
Main Floor Area SqFt: 1,750	Total # Rooms: 8	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 0	Finished Levels: 1	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 1,750	Basement Area: None	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 1,750		8

Listing Broker(s) **Tanya Rankin Ltd**

Efficient living & lifestyle at its finest! With 10 acres & an abundant of trails to explore. perfect for quadding, hiking, & renowned mountain biking, yet minutes to downtown. Immaculate & move in ready with every detail taken care of. The high end, top quality finishings are apparent the moment you step inside this fully finished rancher/non bsmt. It offers main floor laundry, plus 3 generous bdrms & 2 full baths. Cozy up in the family theater room while a toasty fire burns in the awesome wood stove. The post & beam style covered decks both front & back offer architectural interest & are perfect for entertaining or simply providing additional outdoor living space. Also a double heated 24 x 24 detached garage. Come check it out!