

Presented by:
Tanya Rankin

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Williams Lake (Zone 27), Williams Lake - City

MLS# N233709

Residential Detached

181 FOSTER WY, V2G 5N5

Active



List Price: **\$320,000**

Complex/Subdiv:

Frontage: **0.00 ft** Bedrooms: **4** PID: **026-479-753**
Depth/Size: Bathrooms: **2** Type: **House/Single Family**
Lot Area SqFt: **0.00** Full Baths: **2** Approx Yr Blt: **2005**
Rear Yard Exp: Half Baths: **0** Age at List Date: **9**
Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$3,465 (2013)**
Flood Plain: **No** Zoning: **R1**
View: **Y - MOUNTAINS & TOWN**
Serv. Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

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

Legal: **PL BCP20649 LT 5 DL 8840 LD 05**
Amenities: **None**
Site Influences: **Golf Course Dev., Paved Road**
Features Incl: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 13'7			X			X
Main F.	Kitchen	10'6 X 9'			X			X
Main F.	Dining	9' X 12'			X			X
Main F.	Bedroom	9'10 X 9'10			X			X
Main F.	Bedroom	9'10 X 10'			X			X
Main F.	Master Bedroom	11'6 X 14'			X			X
Bsmt	Entrance Hall	7' X 8'			X			X
Bsmt	Bedroom	9'5 X 10'10			X			X
Bsmt	Laundry	5'6 X 5'			X			
Bsmt	Recreation Room	35' X 14'2			X			

Floor Area (SqFt):		Bathrooms:
Main Floor Area SqFt: 1,300	Total # Rooms: 10	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 960	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 2,260	Basement Area: Full, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,260		8

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

This is a family friendly location and home at it's finest! With 2 fully finished floors to optimum living space, 3 bedrooms up, 1 down and 2 full bathrooms you won't be disappointed in this open concept, spacious delight. From the large central island to the warm, cozy natural gas fireplace it makes you feel at home. You'll love stepping out onto the front covered deck to enjoy a morning coffee & sunshine. The double sliding doors off the kitchen lead you to a cement patio and level fenced backyard which are great for kids & a summer time barbeque. If you're looking for a man cave, then this home has it - wired for speakers and an extreme theatre experience that you can't beat. Come check it out!