

Presented by:
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Williams Lake (Zone 27), Williams Lake - City Residential Detached
328 MANDARINO PL, V2G 5J1 **MLS# N236413** **Active**



List Price: **\$412,500**

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 5	PID: 027-684-547
Depth/Size:	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 3	Approx Yr Blt: 2009
Rear Yard Exp:	Half Baths: 0	Age at List Date: 5
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$4,322 (2013)
Flood Plain: No	Zoning: R1	
View: Y - WILLIAMS LAKE		
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing:	Dist to School Bus:
Type of Roof: Asphalt		
Renovations:	Reno Year:	Possession:
Flooring: Hardwood, Tile, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		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: Gas - Natural		Out Buildings: /Garage Sz: 18'7X21/Door Ht: 8'
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **PL BCP38661 LT 1 DL 8841 LD 05**

Amenities: **None**

Site Influences: **Cul-de-Sac, Golf Course Nearby, Paved Road**

Features Incl: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	11' X 11'	Bsmt	Storage	13'3 X 19'			X
Main F.	Dining	9' X 13'8	Bsmt	Other	6'4 X 7'10			X
Main F.	Living Room	14' X 14'	Bsmt	Bedroom	10'3 X 11'3			X
Main F.	Bedroom	9'8 X 9'8	Bsmt	Bedroom	14'10 X 10'10			X
Main F.	Bedroom	9'8 X 9'8			X			X
Main F.	Entrance Hall	6' X 8'3			X			X
Main F.	Laundry	5' X 11'5			X			X
Main F.	Master Bedroom	13'3 X 14'8			X			X
Bsmt	Family Room	26'5 X 13'6			X			
Bsmt	Other	16'8 X 12'9			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,600	Total # Rooms: 14	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt: 1,600	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 3,200	Basement Area: Full, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 3,200		8

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

Exquisite location with a view that makes your heart soar! Step inside this custom built delight with oversized windows, 9 foot ceilings and exceptional family friendly floor plan. Open concept kitchen takes full advantage of the corner fireplace, dining room and central eating bar/island. Step outside onto the spacious, covered deck to enjoy a true escape. 3 bedrooms on the main floor with 2 generous bedrooms down it offers room for a growing family. The fully finished daylight basement is perfect for teenagers or toddlers. Just pull into the heated garage and turn the key to your new home. Come check it out!