

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

MLS# N238047

Residential Detached

814 DOG CREEK RD, V2G 3G3

Active



List Price: \$357,500

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	3	PID:	005-801-834
Depth/Size:		Bathrooms:	2	Type:	House with Acreage
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	2000
Rear Yard Exp:		Half Baths:	0	Age at List Date:	14
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,931 (2014)
Flood Plain:	No	Zoning:	R2		
View:	Y - MOUNTAINS				
Serv. Connected:	Electricity, Natural Gas, Septic, Water				

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:
Construction:	Frame - Wood, Other	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Open
Exterior:	Wood		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Reno Year:	
Flooring:	Concrete, Laminate, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata
Water Supply:	Well - Drilled	Seller's Interest:	Registered Owner
Heat/Fuel:	Radiant, Natural Gas	Mortgage Info:	\$0
No. of Fireplaces:	3	R/I Fireplaces:	
Fireplace Fuel:	Gas - Natural, Wood	Property Disclosure:	Y
Outdoor Area:	Patio(s) & Deck(s)	Out Buildings:	/Workshop Sz: 20X30
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: LOT 2 DISTRICT LOT 8837 CARIBOO DISTRICT PLAN 28963
Amenities: Garden, Workshop Detached
Site Influences: Paved Road, Private Setting, Private Yard, Treed
Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 17'	Bsmt	Bedroom	10'3 X 8'9			X
Main F.	Dining	8'6 X 17'	Bsmt	Recreation Room	23' X 10'			X
Main F.	Other	9' X 10'8	Bsmt	Media Room	13' X 10'			X
Main F.	Family Room	19' X 14'						X
Main F.	Kitchen	14' X 9'						X
Main F.	Laundry	6' X 8'2						X
Main F.	Bedroom	13'4 X 13'						X
Main F.	Master Bedroom	11'6 X 13'						X
Main F.	Den	10'10 X 17'						X
Main F.	Entrance Hall	6'5 X 11'6						X

Floor Area (SqFt):		Total # Rooms:	13	Bathrooms	1 5 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	2,700	# Kitchens:	1		2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2		
Finished Floor Down:	0	Crawl/Bsmt Height:			
Finished Floor Bsmt SqFt:	950	Basement Area:	Part, Fully Finished		
Total Finished Floor SqFt:	3,650				
Unfinished Floor:	0	Suite:	None		
Grand Total Floor Area:	3,650				

Listing Broker(s): Tanya Rankin Ltd

Montana mountain resort home right here in the Cariboo! One of a kind character, bursting with pride of ownership and a true labour of love. Nestle into an evening of games & conversation while curled up in the breathtaking great room with vaulted wood ceilings and grand stone fireplace. This open concept kitchen takes full advantage of an entertaining, gathering space with central island, wood fireplace & oversized pantry. The 2 acres has been meticulously landscaped with the love and passion only a green thumb can bring to life. Deluxe vegetable garden thrives in this location - you'll feed the entire family! 5 minutes to town, peaceful, unexpected, and perfect to call home. Come check it out!