

Presented by:
Tanya Rankin
Tanya Rankin
Phone: (250) 392-0371 Cell: (250)392-0371
Email: tanya@tanyarankin.com
Website: <http://www.williamslakerealestate.com>

Williams Lake (Zone 27), Williams Lake - Rural South

MLS# N238450

Residential Detached

48 VALLEYVIEW RD, VOK 2G0

Active



List Price: \$517,500

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	6	PID:	005-552-095
Depth/Size:		Bathrooms:	5	Type:	House with Acreage
Lot Area SqFt:	0.00	Full Baths:	4	Approx Yr Blt:	1989
Rear Yard Exp:		Half Baths:	1	Age at List Date:	25
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,540 (2014)
Flood Plain:	No	Zoning:	R3		
View:	Y - VALLEY				
Serv. Connected:	Electricity, Natural Gas, Septic, Water				

Style of Home:	2 Storey w/Bsmt.	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Open, RV Parking Avail., Garage; Double
Exterior:	Vinyl		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Renov Year:	
Flooring:	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:	
Fireplace Fuel:	Wood	Property Disclosure:	Y
Outdoor Area:	Patio(s) & Deck(s)	Out Buildings:	/Garage Sz: 27X28
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL 29779 LT 2 DL 587 LD 05
Amenities: None
Site Influences: Paved Road, Rural Setting
Features Incl: Dishwasher, Oven-Built In, Range, Refrigerator

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19'8" X 18'10"	Above	Bedroom	15'3" X 11'1"			X
Main F.	Kitchen	18'10" X 15'3"	Above	Bedroom	11'6" X 15'1"			X
Main F.	Dining	11'10" X 15'7"	Above	Bedroom	15'6" X 17'2"			X
Main F.	Family Room	13' X 15'2"	Bsmt	Recreation Room	22'7" X 21'			X
Main F.	Entrance Hall	8'10" X 12'6"	Bsmt	Bedroom	12'8" X 11'3"			X
Main F.	Master Bedroom	15' X 17'5"	Bsmt	Storage	27'7" X 8'10"			X
Main F.	Laundry	7'4" X 10'2"	Bsmt	Gym	18'10" X 18'10"			X
Main F.	Mud Room	9'10" X 10'6"	Bsmt	Media Room	14'3" X 26'			X
Main F.	Other	7'8" X 13'2"						
Above	Bedroom	16'5" X 13'7"						X

Floor Area (SqFt):		Total # Rooms:	18	Bathrooms	
Main Floor Area SqFt:	2,770	# Kitchens:	1	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	1,600	Finished Levels:	3	2	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	0	Crawl/Bsmt Height:		3	4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt:	2,648	Basement Area:	Full, Fully Finished	4	5 Piece; Ensuite: Y; Level: Bsmt
Total Finished Floor SqFt:	7,018			5	4 Piece; Ensuite: N; Level: Bsmt
				6	
Unfinished Floor:	0	Suite:	None	7	
Grand Total Floor Area:	7,018			8	

Listing Broker(s): Tanya Rankin Ltd

Glamorous home in this spectacular country setting. Wonderful wide hallways & loads of natural light allow this home to breath with spacious living at every angle. Grand entry opens to central staircase with cozy living room & over-height ceilings. Main floor master bdrms boasts walk-in closet & luxurious ensuite while the upper balcony has 4 well appointed bdrms & separate bath. The bsmt is perfect for independent living quarters with full spa like bath & oversized bedroom. Enjoy an evening escape in the "man cave" perfect for entertaining, complete with home theatre, gym & games room. Backyard fire pit, with vista views into the valley of hay fields & mountains you're sure to love calling this house home! Come check it out!