

Presented by:
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Williams Lake (Zone 27), Williams Lake - City Residential Detached
314 FOSTER WY, V2G 5J1 **MLS# N238012** **Active**



List Price: \$297,500

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 3	PID: 029-226-171
Depth/Size:	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 2	Approx Yr Blt: 2014
Rear Yard Exp:	Half Baths: 0	Age at List Date: 0
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$0 (2014)
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: Garage; Double, Open
Exterior: Vinyl	
Rainscreen: R/I Plumbing:	Dist to Public Trans: Dist to School Bus:
Type of Roof: Asphalt	Possession:
Renovations: Reno Year:	Title to Land: Freehold NonStrata
Flooring: Laminate, Wall/Wall/Mixed	Seller's Interest: Registered Owner
Water Supply: City/Municipal	Mortgage Info: \$0
Heat/Fuel: Forced Air, Natural Gas	
No. of Fireplaces: 0 R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:	Out Buildings: /Garage Sz: 25X21.5
Outdoor Area: Patio(s) & Deck(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed: N	

Legal: PL EPP36281 LT A DL 8841 LD 05
 Amenities:
 Site Influences: Golf Course Dev., Paved Road
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	15' X 10'			X			X
Main F.	Living Room	16'8 X 14'			X			X
Main F.	Bedroom	9'9 X 11'11			X			X
Main F.	Dining	10' X 9'			X			X
Main F.	Laundry	9'6 X 6'5			X			X
Main F.	Bedroom	9'10 X 10'4			X			X
Main F.	Master Bedroom	11'4 X 12'9			X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,415	Total # Rooms: 7	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 1,415	Basement Area: Full, Unfinished	5
		6
Unfinished Floor: 1,346	Suite: None	7
Grand Total Floor Area: 2,761		8

Listing Broker(s): Tanya Rankin Ltd

If you love that "never lived in, new smell" feeling then moving day will feel like you're driving a luxurious new car! Step inside this quality 3GEN home & soak in the view of Williams Lake. Full open concept floor plan with modern colour scheme and finishings throughout. This rancher style home has 3 bdrms, 2 full baths and main floor laundry plus full walk out basement that's just waiting for your custom finishing touches. Amazing home, neighbourhood and location. Come check it out!