

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), 150 Mile House MLS# N242052 Residential Detached
3236 VEITH PL, VOK 2GO **Active**



List Price: \$449,500

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 006-470-122
Depth/Size:	Bathrooms: 3	Type: House with Acreage
Lot Area SqFt: 0.00	Full Baths: 3	Approx Yr Blt: 1995
Rear Yard Exp:	Half Baths: 0	Age at List Date: 20
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,027 (2014)
Flood Plain: No	Zoning: RR3	
View: N		
Serv. Connected: Electricity, Lagoon, Natural Gas, Water		

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Det.Grge/Carport, Garage; Single, RV Parking Avail.	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing:	Dist to School Bus:
Type of Roof: Asphalt	Possession:	
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring: Laminate, Wall/Wall/Mixed, Other		Seller's Interest: Registered Owner
Water Supply: Well - Drilled		Mortgage Info: \$0
Heat/Fuel: Forced Air, Natural Gas		
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings: /Garage Sz: 13X23
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 27488 LT 27 LD 05 SEC 23 TWP 42
 Amenities: Barn, Workshop Detached
 Site Influences: Cul-de-Sac, Paved Road, Private Setting, Private Yard, Rural Setting
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Dining	9' X 11'	Bsmt	Hobby Room	8'6 X 21'			X
Main F.	Kitchen	12' X 12'	Bsmt	Storage	9'10 X 13'			X
Main F.	Living Room	11'8 X 14'	Bsmt	Bedroom	12'5 X 10'5			X
Main F.	Bedroom	9'10 X 10'9			X			X
Main F.	Bedroom	10'9 X 10'10			X			X
Main F.	Master Bedroom	12'8 X 14'10			X			X
Main F.	Foyer	8'4 X 6'			X			X
Main F.	Foyer	9'10 X 5'7			X			X
Bsmt	Family Room	12'6 X 21'			X			
Bsmt	Games Room	12'6 X 14'			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,470	Total # Rooms:	13
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	1,460	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,930	Basement Area:	Full, Fully Finished
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	2,930		7
			8

Listing Broker(s): Tanya Rankin Ltd

Absolutely fabulous home & property. Impeccably well cared for, updated & decorated from top to bottom. Dream of raising your family with space & privacy as they explore the 5.4 useable acres, fully fenced and x-fenced, opening up onto Crown Land at the back. Quadding, exploring, lighting a backyard camp fire or even catching frogs in the seasonal creek are all the things that memories are made of. Open concept kitchen/living room is perfect for entertaining & gathering with french doors leading onto gorgeous deck & multi level paver patio. The fully finished basement is ideal for an extended guest or growing teen while the main floor still boasts three spacious bedrooms, full ensuite & main floor laundry.