

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

Williams Lake (Zone 27), Williams Lake - City

MLS# N242762

Residential Detached

**182 FOSTER WY, V2G 5N5**

**Active**



List Price: \$354,900

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	5	PID:	026-479-737
Depth/Size:		Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	3	Approx Yr Blt:	2007
Rear Yard Exp:		Half Baths:	0	Age at List Date:	8
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,585 (2014)
Flood Plain:	No	Zoning:	R1		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	Front
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double, Open
Exterior:	Vinyl		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Reno Year:	
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:	
Fireplace Fuel:	Gas - Natural	Property Disclosure:	Y
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)	Out Buildings:	
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: LOT 3 DISTRICT LOT 8840 CARIBOO DISTRICT PLAN BCP20649  
Amenities: None  
Site Influences: Golf Course Dev., Paved Road  
Features Incl: Dishwasher, Refrigerator, Sprinkler - Inground, Stove, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	11' X 11'	Bsmt	Recreation Room	21' X 21'6			X
Main F.	Dining	9' X 10'8	Bsmt	Bedroom	10'10 X 13'8			X
Main F.	Living Room	13' X 13'10						X
Main F.	Bedroom	11'10 X 9'10						X
Main F.	Foyer	11' X 6'						X
Main F.	Laundry	7'10 X 5'5						X
Main F.	Bedroom	10'10 X 8'10						X
Main F.	Master Bedroom	12'5 X 13'4						X
Bsmt	Bedroom	11'9 X 11'11						
Bsmt	Family Room	12'8 X 17'4						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	12	<b>Bathrooms</b>
Main Floor Area SqFt:	1,370	# Kitchens:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	0	Crawl/Bsmt Height:		3 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt:	1,370	Basement Area:	FULL, Fully Finished	4
Total Finished Floor SqFt:	2,740			5
		Suite:	None	6
Unfinished Floor:	0			7
Grand Total Floor Area:	2,740			8

Listing Broker(s): Tanya Rankin Ltd

Westridge with a little twist of tropical paradise. Fabulous family home in fantastic prime resale location. With wonderful use of warm color throughout, and a unique feature glass look block wall. Shaker-style cabinets, with engineered hardwood floors leading out onto a covered private patio and level/usable backyard. If you're a family that loves the outdoor activities, you'll enjoy the direct access to biking, quading, trails and active recreation. Step downstairs into the absolutely awesome games room, perfectly set up for the teenage dream, movie night mania, or ideal man-cave. 5 bedrooms, 3 full baths, underground irrigation, reverse osmosis water softener, and so much more. Come and check it out!