

Presented by:
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Williams Lake (Zone 27), Williams Lake - City
302 SPRUCE HILL RD, V2G 3C6

MLS# N243806

Residential Detached

Active



List Price: \$332,500

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	4	PID:	011-848-499
Depth/Size:		Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	1970
Rear Yard Exp:		Half Baths:	1	Age at List Date:	45
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,900 (2014)
Flood Plain:	No	Zoning:	RS		
View:	Y - WILLIAMS LAKE				
Serv. Connected:	Electricity, Natural Gas, Septic, Water				

Style of Home:	Split Entry, Rancher/Bungalow w/Bsmt.		Total Parking:	Covered Parking:
Construction:	Frame - Wood		Parking Access:	
Foundation:	Concrete Perimeter		Parking Facilities:	Carport; Single, Det.Grge/Carport, RV Parking Avail.
Exterior:	Vinyl			
Rainscreen:		R/I Plumbing:	Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Tar & Gravel		Possession:	
Renovations:		Reno Year:	Title to Land:	Freehold NonStrata
Flooring:	Hardwood, Laminate, Tile		Seller's Interest:	Registered Owner
Water Supply:	City/Municipal		Mortgage Info:	\$0
Heat/Fuel:	Forced Air, Natural Gas			
No. of Fireplaces:	1	R/I Fireplaces:	Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural		Out Buildings:	
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)			
Pad Rental:				
Fixtures Leas:	N			
Fixt Removed:	N			

Legal: PL 16387 LT 50 DL 8834 LD 05
Amenities: Workshop Detached
Site Influences: Paved Road, Private Setting, Private Yard, Treed
Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	9'8" X 11'5"			X			X
Main F.	Dining	8'3" X 11'9"			X			X
Main F.	Living Room	14' X 15'3"			X			X
Main F.	Bedroom	10'9" X 8'5"			X			X
Main F.	Bedroom	9'10" X 6'2"			X			X
Main F.	Bedroom	9'10" X 9'12"			X			X
Bsmt	Family Room	17' X 12'6"			X			X
Bsmt	Master Bedroom	20'6" X 15'2"			X			X
Bsmt	Utility	10'9" X 1'9"			X			
		X			X			

Floor Area (SqFt):		Total # Rooms:	9	Bathrooms	1 4 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	1,180	# Kitchens:	1		2 4 Piece; Ensuite: Y; Level: Bsmt
Finished Floor Up SqFt:	0	Finished Levels:	2		3 2 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down:	0	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	1,140	Basement Area:	FULL, Fully Finished		5
Total Finished Floor SqFt:	2,320				6
		Suite:	None		7
Unfinished Floor:	0				8
Grand Total Floor Area:	2,320				

Listing Broker(s): Tanya Rankin Ltd

City living, with a twist of country! This wonderful oversized 0.58 acre lot is located minutes to town, on city services, & boasts a spectacular view of Signal Point Rock plus stunning WL Lake sunsets! Slip into an outdoor enthusiasts lifestyle with the detached double bay shop for the "toys" ideal for easy access to the entire South Lakeside Trail Network! Updated, fresh & modern with hardwood floors and bright white kitchen. Perfect for patio season & summertime entertaining the deck is conveniently located directly off of the kitchen. Unique floor plan with private master bdrm down plus three spacious bdrms up. Mountain biking, hiking, quadding and so much more right at your back door! Come check it out!