

Presented by:  
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Williams Lake (Zone 27), 150 Mile House MLS# N245958 Residential Detached  
**33 PTARMIGAN PL, VOK 2G0** **Active**



List Price: \$337,000

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 007-522-568
Depth/Size:	Bathrooms: 3	Type: House with Acreage
Lot Area SqFt: 0.00	Full Baths: 1	Approx Yr Blt: 1980
Rear Yard Exp:	Half Baths: 2	Age at List Date: 35
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,311 (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; Triple, RV Parking Avail.	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Laminate, 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, Wood		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: None		Out Buildings: Barn Sz: 15'9X12/Garage Sz: 24X30
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: LOT 1 PL25784 TWP 14 LD05 R42  
 Amenities: None  
 Site Influences: Paved Road, Private Setting, Private Yard, Rural Setting, Treed  
 Features Incl: Refrigerator, Stove, Dishwasher

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	12'5 X 12'	Bsmt	Laundry	9' X 13'			X
Main F.	Bedroom	8'10 X 9'8	Bsmt	Recreation Room	12' X 9'9			X
Main F.	Bedroom	10'10 X 8'9	Bsmt	Media Room	10'10 X 12'10			X
Main F.	Kitchen	9' X 10'	Bsmt	Storage	11' X 6'6			X
Main F.	Eating Area	6'8 X 7'8	Bsmt	Utility	17'10 X 14'			X
Main F.	Dining	10' X 9'8						X
Main F.	Living Room	12'7 X 16'7						X
Main F.	Porch (enclosed)	20'7 X 11'						X
Main F.	Foyer	11' X 4'10						X
Bsmt	Bedroom	10'6 X 12'6						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,220	Total # Rooms: 15	1 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 2 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt: 1,220	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,440	Basement Area: Full, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,440		8

Listing Broker(s): Tanya Rankin Ltd

Classic country living in the Cariboo! Located in the desirable 150 Mile area. Easy five minutes to first class elementary school, post office & corner store plus an easy 15 minutes to city center. Absolutely spotless, tastefully updated & move in ready. This hard working home has three bedrooms on the main with guest room down & a wonderful 20x11 screened porch overlooking the backyard pond & fire pit! Get ready for an action packed evening with popcorn, movies & friends as you nestle into the basement theatre space. Any man will love the detached three bay 30x24' garage ideal for a monkey wrenching man cave. Along with a small barn, this gem is a perfect piece of paradise in an amazing resale location.