

Active
R2017223
 Board: N
 House/Single Family

331 FOSTER WAY
 Williams Lake (Zone 27)
 Williams Lake - City
 V2G 5J1

Residential Detached
\$310,000 (LP)
 (SP)



Days on Market: 1	List Date: 11/23/2015	Expiry Date: 5/23/2016
Previous Price: \$0	Original Price: \$310,000	Sold Date:
Meas. Type: Feet	Frontage (feet): 0.00	Approx. Year Built: 2008
Depth / Size: 0	Frontage (metres): 0.00	Age: 7
Lot Area (sq.ft.): 0.00	Bedrooms: 4	Zoning: R1
Flood Plain: No	Bathrooms: 3	Gross Taxes: \$3,849.93
Approval Req.?:	Full Baths: 3	For Tax Year: 2015
Rear Yard Exp:	Half Baths: 0	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 027-451-259
View: Yes: WILLIAMS LAKE		Tour:
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: Basement Entry	Total Parking: Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Garage; Double, Open	
Exterior: Vinyl	Dist. to Public Transit:	Dist. to School Bus:
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata	
Rain Screen:	Seller's Interest: Registered Owner	
Renovations:	Property Disc.: Yes:	
# of Fireplaces: 1	PAD Rental:	
Fireplace Fuel: Gas - Natural	Fixtures Leased: No :	
Water Supply: City/Municipal	Fixtures Rmvd: No :	
Fuel/Heating: Forced Air, Natural Gas	Registered:	
Outdoor Area: Patio(s)	Floor Finish: Tile, Wall/Wall/Mixed	
Type of Roof: Asphalt		

Legal: LOT 2 DL 8841 LD 05 PL BCP 35602	<u>Municipal Charges</u>
Amenities: None	Garbage:
Site Influences: Cleared, Golf Course Nearby, Paved Road	Water:
Features: Dishwasher, Refrigerator, Stove, Vacuum Blt. In	Dyking:
	Sewer:
	Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'5 x 19'	Bsmt	Other	9' x 9'10			x
Main	Kitchen	11'8 x 10'7			x			x
Main	Dining Room	8' x 8'			x			x
Main	Master Bedroom	11'10 x 11'10			x			x
Main	Bedroom	9'10 x 9'8			x			x
Main	Bedroom	9'10 x 9'8			x			x
Bsmt	Bedroom	13' x 8'5			x			x
Bsmt	Foyer	6' x 6'			x			x
Bsmt	Laundry	11'7 x 9'1			x			
Bsmt	Family Room	11' x 14'5			x			

Finished Floor (Main): 1,232	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 960	Suite: None	3	Bsmt	4	No	Pool:
Finished Floor (Total): 2,192 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 1 Beds not in Basement: 3	5				Door Height:
Grand Total: 2,192 sq. ft.	Basement: Fully Finished, Part	6				
		7				
		8				

List Broker 1: Tanya Rankin Ltd - Office: 250-392-0371	List Broker 2:	Appointments:	Phone L.R. First
List Sales Rep 1: Tanya Rankin - Phone: 250-392-0371	tanya@tanyarankin.com	Call:	TANYA RANKIN
List Sales Rep 2:	3:	Phone:	250-392-0371
Sell Broker 1:			
Sell Sales Rep 1:	2:		
Owner: CHARLES KNIGHT /PATRICIA KNIGHT			
Commission: 3% ON THE FIRST \$100,000 AND 1.2% ON THE BALANCE PLUS GST			
		Occupancy: Vacant	

Realtor
 Remarks:

Spectacular view, located at quiet end of road location at the best price in Westridge Estates. Immediate occupancy available as this wonderful, well cared for home is move in ready. Three bedrooms up (three full baths) including master walk in closet & full ensuite plus a good size guest room down. The open concept main floor offers easy access ot back yard with natural gas fireplace, hardwood floors & custom cabinetry. You'll love the spacious laundry room ideal for overflow storage, or all kinds of crafts! With a living room upstairs & a family room/man cave down this home offers it all. Come check it out!