

Active
R2021055
 Board: N
 House/Single Family

146 FOSTER WAY
 Williams Lake (Zone 27)
 Williams Lake - City
 V2G 5N5

Residential Detached
\$305,000 (LP)
 (SP)



Days on Market: 1	List Date: 12/16/2015	Expiry Date: 6/16/2016
Previous Price: \$0	Original Price: \$305,000	Sold Date:
Meas. Type: Feet	Frontage (feet): 0.00	Approx. Year Built: 2005
Depth / Size: 0	Frontage (metres): 0.00	Age: 10
Lot Area (sq.ft.): 0.00	Bedrooms: 4	Zoning: R1
Flood Plain: No	Bathrooms: 2	Gross Taxes: \$3,841.60
Approval Req.?:	Full Baths: 2	For Tax Year: 2015
Rear Yard Exp:	Half Baths: 0	Tax Inc. Utilities?: No
If new, GST/HST inc?:	P.I.D.: 026-266-407	Tour:
View: No :		
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: Rancher/Bungalow w/Bsmt.	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	CSA/BCE:	
Rain Screen:	Reno. Year:	
Renovations:	R.I. Plumbing:	
# of Fireplaces: 1	R.I. Fireplaces:	
Fireplace Fuel: Gas - Natural	Title to Land: Freehold NonStrata	
Water Supply: City/Municipal	Seller's Interest: Registered Owner	
Fuel/Heating: Forced Air, Natural Gas	Property Disc.: Yes:	
Outdoor Area: Sundeck(s)	PAD Rental:	
Type of Roof: Asphalt	Fixtures Leased: No :	
	Fixtures Rmvd: No :	
	Registered:	
	Floor Finish: Laminate, Tile, Wall/Wall/Mixed	

Legal: PL BCP17223 LT 3 DL 8840 LD 05	<u>Municipal Charges</u>
Amenities: None	Garbage:
	Water:
Site Influences: Golf Course Nearby, Paved Road	Dyking:
Features: Dishwasher, Refrigerator, Stove	Sewer:
	Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 13'			x			x
Main	Eating Area	12' x 9'4			x			x
Main	Kitchen	11' x 13'2			x			x
Main	Master Bedroom	13'11 x 13'7			x			x
Main	Bedroom	10' x 9'8			x			x
Main	Bedroom	10' x 9'			x			x
Main	Laundry	6'4 x 3'4			x			x
Main	Foyer	5' x 6'2			x			x
Bsmt	Bedroom	13' x 12'10			x			x
		x			x			

Finished Floor (Main): 1,390	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	<u>Outbuildings</u>
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): 180	Suite: None	3				Pool:
Finished Floor (Total): 1,570 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 1 Beds not in Basement: 3	5				Door Height:
Unfinished Floor: 1,210	Basement: Full, Partly Finished	6				
Grand Total: 2,780 sq. ft.		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
List Sales Rep 2:	3:	Phone:	250-392-0371
Sell Broker 1:			
Sell Sales Rep 1:	2:	3:	
Owner: SCOTT CARTER			
Commission: 3.5% OF THE FIRST \$100,000 AND 1.5% OF THE BALANCE PLUS GST			
		Occupancy: Owner	

Realtor
 Remarks:

Amazing location on Foster Way! Level driveway plus usable backyard and great family street for kids. This home is a unique treat from the minute you drive in. Covered entry is perfect for avoiding the elements and the double garage has plenty of room for storage. Step inside to enjoy the open concept floor plan with tons of natural light. Ceramic tile, bright white cabinets and walk-in pantry set the tone for this hard-working kitchen. 4 bedrooms plus a partially-finished basement are just waiting for your personal touch. You'll love having the gang over for outdoor entertaining on the awesome private deck...perfect for kids and access to the backyard.