



Presented by:

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Active
R2024214

Board: N
 House with Acreage

3253 WOODCUTTER PLACE

Williams Lake (Zone 27)
 150 Mile House
 V0K 2G0

Residential Detached

\$398,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$398,000
Depth / Size (ft.): 0	Bedrooms:	4	Approx. Year Built: 1995
Lot Area (sq.ft.): 0.00	Bathrooms:	3	Age: 21
Flood Plain: No	Full Baths:	2	Zoning: RR3
Rear Yard Exp:	Half Baths:	1	Gross Taxes: \$2,839.30
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 005-214-947

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Double, Open, RV Parking Avail.**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Tile, Vinyl/Linoleum**

Legal: **LOT B PL31255 LD05 SEC23 TWP 42 CD**
 Amenities: **None**
 Site Influences: **Cul-de-Sac, Paved Road, Private Setting, Private Yard**
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	13'6 x 15'10	Bsmt	Recreation	12'8 x 21'			x
Main	Bedroom	9'3 x 12'4	Bsmt	Bedroom	10' x 10'8			x
Main	Bedroom	9'4 x 12'3	Bsmt	Other	12'8 x 13'			x
Main	Walk-In Closet	7' x 7'4	Bsmt	Laundry	6'4 x 8'10			x
Main	Kitchen	10'7 x 12'6			x			x
Main	Dining Room	12' x 11'			x			x
Main	Living Room	12' x 17'9			x			x
Main	Eating Area	6' x 10'8			x			x
Main	Foyer	5'6 x 7'			x			x
Main	Mud Room	14'2 x 5'10			x			x

Finished Floor (Main): 920	# of Rooms: 14	Bath: 1	Floor: Above	# of Pieces: 4	Ensuite?: No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above): 920	# of Kitchens: 1	2	Above	4	Yes	
Finished Floor (Below): 0	# of Levels: 3	3	Main	2	No	
Finished Floor (Basement): 920	Suite: None	4				
Finished Floor (Total): 2,760 sq. ft.	Crawl/Bsmt. Height:	5				
Unfinished Floor: 0	Beds in Basement: 1	6				
Grand Total: 2,760 sq. ft.	Beds not in Basement: 3	7				
	Basement: Full, Partly Finished	8				

Listing Broker(s): **Tanya Rankin Ltd**

Fabulous country setting in the heart of beautiful Borland Valley. The desired 150 Mile Elementary is close by with school bus service at the top of the street. Living here is a lifestyle choice that can't be beat, with quiet streets, access to miles of trails & wildlife out your back door yet all within minutes to town. Enjoy the Duck's Unlimited pond bordering your backyard and unexpected bonus for winter skating. This wonderful two storey home plus full basement offers space, comfort & many interior updates. With 3 bedrooms on the upper floor, including a luxurious master bedroom. The main living space is well laid out w/an awesome boot rm directly off the garage as you come inside. Kitchen ideally situated with easy outside access to decks, above ground pool & fantastic backyard!