



Presented by:

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**Active**  
**R2037716**

Board: N

House with Acreage

## 211 WOODLAND DRIVE

Williams Lake (Zone 27)

Williams Lake - City

V2G 0A2

Residential Detached

**\$750,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$750,000</b>
Depth / Size (ft.): <b>0</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>2013</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms:	<b>4</b>	Age: <b>3</b>
Flood Plain: <b>No</b>	Full Baths:	<b>4</b>	Zoning: <b>RR2</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$7,310.86</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>015-990-800</b>

View: **Yes: MOUNTAINS**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Hardi Plank**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **Well - Shallow**  
Fuel/Heating: **Forced Air, Heat Pump, 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: **Grge/Double Tandem, 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: **Other, Tile, Wall/Wall/Mixed**

Legal: **LOT 4 DISTRICT LOTS 8842 AND 8847 CARIBOO DISTRICT PLAN 34561**

Amenities: **Guest Suite, Workshop Detached**

Site Influences: **Golf Course Nearby, Paved Road, Private Setting, Private Yard, Treed**

Features: **Air Conditioning, Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	17' x 9'6"	Below	Games Room	15'6" x 21'			x
Main	Dining Room	13'2" x 10'6"	Below	Recreation	15'6" x 19'3"			x
Main	Living Room	14' x 17'	Below	Bedroom	11'10" x 13'9"			x
Main	Bedroom	12'6" x 10'5"	Below	Bedroom	12'5" x 14'5"			x
Main	Bedroom	1'10" x 12'6"	Below	Utility	11'4" x 32'			x
Main	Master Bedroom	13'3" x 15'6"	Below	Media Room	23'8" x 11'4"			x
Main	Laundry	7'10" x 6'	Below	Kitchen	12'6" x 9'			x
Main	Mud Room	7'4" x 8'2"	Below	Bedroom	10'10" x 13'5"			x
Main	Foyer	5'2" x 10'6"	Below	Other	10'4" x 15'			x
Main	Walk-In Closet	5'10" x 9'10"			x			

Finished Floor (Main):	<b>2,050</b>	# of Rooms: <b>19</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Bsmt	<b>3</b>	<b>No</b>	Workshop/Shed: <b>32X48</b>
Finished Floor (Basement):	<b>2,550</b>	Suite: <b>Unauthorized Suite</b>	3	Main	<b>5</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>4,600 sq. ft.</b>	Crawl/Bsmt. Height:	4	Bsmt	<b>4</b>	<b>No</b>	Garage Sz: <b>35X24</b>
		Beds in Basement: <b>0</b> Beds not in Basement: <b>6</b>	5				Door Height:
Unfinished Floor:	<b>400</b>	Basement: <b>Full, Fully Finished</b>	6				
Grand Total:	<b>5,000 sq. ft.</b>		7				
			8				

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

**Spectacular one of a kind family home located on prestigious Woodland Drive. Built to the highest of custom quality wit incredible indoor/outdoor spaces embracing a lifestyle of privacy & space. With beautiful oversized sliding doors leading to covered deck offering sunshine & shade at all times of the day. Ideal for any family with an immaculate 5 acres minutes to town & easy maintenance including underground irrigation at back & flower beds. Imagine enjoying a glass of wind while your children are playing directly off the kitchen on the wonderful ground level concrete covered patio & fully fenced back yard. With five wonderfully appointed bdrms plus a legal 1 bedroom suite great for extended family or awesome mortgage helper. Complete with oversized double car garage.**