

Active
R2054690

Board: N
House with Acreage

110 VALLEY ROAD

Williams Lake (Zone 27)
150 Mile House
VOK 2GO

Residential Detached
\$449,000 (LP)
(SP)



Days on Market: 3	List Date: 4/4/2016	Expiry Date: 9/4/2016
Previous Price: \$0	Original Price: \$449,000	Sold Date:
Meas. Type: Feet	Frontage (feet): 0.00	Approx. Year Built: 2007
Depth / Size: 0	Frontage (metres): 0.00	Age: 9
Lot Area (sq.ft.): 0.00	Bedrooms: 3	Zoning: RR3
Flood Plain: No	Bathrooms: 2	Gross Taxes: \$3,945.19
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.: 028-203-585
View: Yes: MOUNTAINS & VALLEY		Tour:
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Septic, Water		

Style of Home: **Rancher/Bungalow**
 Construction: **Other**
 Exterior: **Log, Wood**
 Foundation: **Concrete Block**
 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: **Metal**

Total Parking: Covered Parking: Parking Access:
 Parking: **DetachedGrge/Carport, 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** :
 Registered:
 Floor Finish: **Hardwood**

Legal: **PL EPP6514 LT B DL 591 LD 05** Municipal Charges
 Amenities: **Workshop Detached** Garbage:
Water:
Dyking:
Sewer:
Other:
 Site Influences: **Paved Road, Private Setting, Private Yard, Rural Setting**
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'2 x 16'8			x			x
Main	Kitchen	17' x 13'6			x			x
Main	Dining Room	11'2 x 16'6			x			x
Main	Master Bedroom	12'6 x 16'4			x			x
Main	Walk-In Closet	9'2 x 6'8			x			x
Main	Walk-In Closet	6'6 x 7'6			x			x
Main	Bedroom	10' x 15'6			x			x
Main	Bedroom	10' x 15'6			x			x
Main	Laundry	6'7 x 4'8			x			x
		x			x			x

Finished Floor (Main): 2,080	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 1	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3				Pool:
Finished Floor (Total): 2,080 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 30X30
Unfinished Floor: 0	Beds in Basement: 0 Beds not in Basement: 3	5				Door Height: 8'
Grand Total: 2,080 sq. ft.	Basement: None	6				
		7				
		8				

List Broker 1: **Tanya Rankin Ltd - Office: 250-392-0371** List Broker 2:
 List Sales Rep 1: **Tanya Rankin - Phone: 250-392-0371** **tanya@tanyarankin.com**
 List Sales Rep 2: 3: Appointments: **Phone L.R. First**
 Sell Broker 1: Call: **TANYA RANKIN**
 Sell Sales Rep 1: 2: 3: Phone: **250-392-0371**
 Owner: **TYLER WILLIAMSON/JODI WILLIAMSON**
 Commission: **3% ON 1ST \$100,000/1.2% ON BALANCE PLUS GST**
 Occupancy: **Owner**

Realtor
Remarks:

Step inside this custom work of art crafted by Pioneer Log Homes. You'll appreciate the timber frame details offering cozy charm throughout the seasons with an incredible open view to water feature, rolling hills and vista beyond. Perfect for sunsets, storm watching and an exceptional evening on your covered deck. You'll appreciate the ease of cleaning this well laid out three bedroom rancher while embracing the open concept floor plan ideal for entertaining friends & family. The 4.94 acres offers a sense of privacy yet still being minutes to town, the 150 Center & the renowned 150 Mile Elementary School. Any man will love the amazing 30x30 shop finished to the finest matching post and beam detail this property is the complete