



Presented by:
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Active
R2065879
 Board: N
 House/Single Family

165 FETTERS DRIVE
 Williams Lake (Zone 27)
 Lakeside Rural
 V2G 5G3

Residential Detached
\$368,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$368,000
Depth / Size (ft.): 0	Bedrooms:	3	Approx. Year Built: 2013
Lot Area (acres): 0.41	Bathrooms:	3	Age: 3
Flood Plain: No	Full Baths:	2	Zoning: R2
Rear Yard Exp:	Half Baths:	1	Gross Taxes: \$3,098.09
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 017-391-822
			Tour:

View: **Yes: Williams Lake and 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: **Community**
 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: **DetachedGrge/Carport, Open, RV Parking Avail.**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **LOT 3 DISTRICT LOT 8832 CARIBOO DISTRICT PLAN PGP35455**

Amenities: **None**

Site Influences: **Paved Road**
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 11'4			x			x
Main	Dining Room	12' x 8'			x			x
Main	Living Room	16' x 13'3			x			x
Main	Laundry	11'10 x 6'8			x			x
Main	Bedroom	11'10 x 9'10			x			x
Main	Master Bedroom	12'10 x 10'10			x			x
Bsmt	Recreation	23'4 x 12'6			x			x
Bsmt	Bedroom	11'3 x 10'4			x			x
Bsmt	Other	12'2 x 19'9			x			
Bsmt	Storage	7'9 x 18'			x			

Finished Floor (Main):	1,178	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	700	Suite: None	3	Bsmt	4	No	Pool:
Finished Floor (Total):	1,878 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 24 x 25
Unfinished Floor:	478	Beds in Basement: 1 Beds not in Basement: 2	5				Door Height:
Grand Total:	2,356 sq. ft.	Basement: Full, Partly Finished	6				
			7				
			8				

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

A little sense of Salt Spring Island wrapped with a whole lot of exceptional! A pure pleasure to your senses from the minute you step inside this fabulously crafted work of art. Bursting with love, character and a soulful, simplistic, lifestyle, making it easy to kick back & relax. From the warm wood tones to the spectacular panoramic view of lake, signal point and mountains beyond you'll enjoy evening sunsets on the 11x24 deck. Lovely open concept kitchen boasts high end finishings & fantastic solid surface countertops. Perfectly appointed you'll love the convenience of the 25' longx24' wide detached double garage.