



Presented by:

**Tanya Rankin**

Tanya Rankin Ltd

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**Active**  
**R2064695**

Board: N

House with Acreage

**422 PHEASANT DRIVE**

Williams Lake (Zone 27)

Williams Lake - Rural North

V2G 5A9

Residential Detached

**\$378,000** (LP)

(SP)



Sold Date:  
Depth / Size (ft.): **0**  
Lot Area (acres): **3.00**  
Flood Plain: **No**  
Rear Yard Exp:  
Approval Req?:  
If new, GST/HST inc?:

Frontage (feet): **0.00**  
Bedrooms: **4**  
Bathrooms: **3**  
Full Baths: **3**  
Half Baths: **0**

Original Price: **\$378,000**  
Approx. Year Built: **1991**  
Age: **25**  
Zoning: **RR3**  
Gross Taxes: **\$2,315.76**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **006-813-518**  
Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Vinyl**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

# of Fireplaces: **1**

Fireplace Fuel: **Pellet**

Water Supply: **Well - Drilled**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Sundeck(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:

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: **Hardwood, Laminate, Wall/Wall/Mixed**

Legal: **LOT 19 DISTRICT LOT 8874 AND 8876 CARIBOO DISTRICT PLAN 26869**

Amenities: **Workshop Detached**

Site Influences: **Paved Road, Private Setting, Private Yard, Rural Setting, Treed**

Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 16'8	Bsmt	Laundry	13'7 x 7'3			x
Main	Kitchen	14' x 12'	Bsmt	Cold Room	4'6 x 7'4			x
Main	Dining Room	8' x 12'3			x			x
Main	Bedroom	9'8 x 10'			x			x
Main	Bedroom	9'8 x 10'			x			x
Main	Master Bedroom	10'6 x 13'4			x			x
Bsmt	Recreation	20'5 x 12'9			x			x
Bsmt	Mud Room	12'7 x 22'9			x			x
Bsmt	Bedroom	11'2 x 14'9			x			
Bsmt	Storage	7' x 12'			x			

Finished Floor (Main): **1,344**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,344**  
Finished Floor (Total): **2,688 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,688 sq. ft.**

# of Rooms: **12**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **1** Beds not in Basement: **3**  
Basement: **Full, Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	Yes
2	Main	4	No
3	Bsmt	3	No
4			
5			
6			
7			
8			

**Outbuildings**  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz: **24' x 26'**  
Door Height:

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

**Rarely available, fox mountain acreage! With back yard access to crown land, trails, world class mountain biking, & a lifestyle filled with all kinds of outdoor activity! You'll love the privacy that this level, useable 3 acres offers, fenced for kids & pets combined with spectacular 16 X 40 entertaining deck. Fantastic morning sunshine peaks over the tree line flooding your deck & kitchen with a cozy warmth through oversized windows. Spacious & roomy this level entry 4 bedroom, 3 bathroom home is extremely efficient & hard working. You'll love the functional, well appointed kitchen w/eating bar, great counter space & awesome pantry. Completing this package is your 24 X 26 detached workshop/garage heated & wired. This is a one of a kind opportunity for your Fox Mountain dream.**