



Presented by:
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Active
R2056643
Board: N
House/Single Family

3202 HORSEFLY ROAD
Williams Lake (Zone 27)
150 Mile House
V0K 2G0

Residential Detached
\$345,000 (LP)
(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$359,000
Depth / Size (ft.): 0	Bedrooms:	3	Approx. Year Built: 1965
Lot Area (acres): 0.60	Bathrooms:	2	Age: 51
Flood Plain: No	Full Baths:	2	Zoning: R1
Rear Yard Exp:	Half Baths:	0	Gross Taxes: \$1,661.06
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 013-188-062
			Tour:

View: **Yes: LAKE**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood, Log**
Exterior: **Log, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **Well - Shallow**
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: **Carport; Multiple, 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: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT A DISTRICT LOT 9036 CARIBOO DISTRICT PLAN 15501**

Amenities: **None**

Site Influences: **Paved Road, Private Setting, Private Yard, Waterfront Property**
Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'6 x 10'10			x			x
Main	Dining Room	10' x 8'			x			x
Main	Living Room	15' x 13'			x			x
Main	Bedroom	11'2 x 9'5			x			x
Main	Master Bedroom	10'7 x 13'			x			x
Main	Laundry	5'8 x 9'6			x			x
Bsmt	Recreation	25' x 14'9			x			x
Bsmt	Bedroom	9'7 x 12'6			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,280	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	600	Suite: None	3				Pool:
Finished Floor (Total):	1,880 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 1 Beds not in Basement: 2	5				Door Height:
Unfinished Floor:	0	Basement: Fully Finished, Part	6				
Grand Total:	1,880 sq. ft.		7				
			8				

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

Wake up 365 days a year to all the magic & beauty of lake life. Nestled right on the shores of renowned Dugan Lake! Any fisherman's dream including great ice fishing it's sure to please with an abundant of oversized Brooke and Rainbow Trout. You'll enjoy hosting the crew on the fabulous front deck, with spectacular views, perfect for entertaining or expanding your own living space. Finished with a custom touch of the Timber Kings post & beam aesthetic, you'll love the cozy warm wood and natural light throughout. It boasts character & charm combined with all the amenities of a single floor rancher but having the bonus of an efficient walk out basement. Lovely, level, useable lot with easy gradual slope to beach. Come check it out!