



Presented by:
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Active
R2118314

Board: N
 House with Acreage

2965 97 HIGHWAY

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

Residential Detached

\$315,000 (LP)

(SP)



Sold Date:	Frontage:	0.00	Original Price: \$315,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1990
Depth / Size: 0	Bathrooms:	2	Age: 26
Lot Area (acres): 2.27	Full Baths:	2	Zoning: RR3
Flood Plain: No	Half Baths:	0	Gross Taxes: \$2,206.77
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-427-990
			Tour:
View:	Yes: Pastures and valley		
Complex / Subdiv:			
Services Connected:	Electricity, Natural Gas, Septic, Water		

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Electric, Forced Air, Wood**
 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:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **PL PGP17481 LT 1 DL 587 LD 05**

Amenities: **Storage, Workshop Detached**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 17'6			x			x
Main	Dining Room	12'10 x 11'			x			x
Main	Kitchen	12' x 11'			x			x
Main	Master Bedroom	13'5 x 13'			x			x
Main	Laundry	11'10 x 7'9			x			x
Bsmt	Recreation	24' x 15'2			x			x
Bsmt	Office	10'8 x 8'			x			x
Bsmt	Bedroom	19'3 x 12'9			x			x
Bsmt	Hobby Room	8'8 x 10'7			x			
		x			x			
Finished Floor (Main):	1,025	# of Rooms: 9	Bath			# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	No		Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Bsmt	3	No		Workshop/Shed: 20' x
Finished Floor (Basement):	1,025	Suite: Unauthorized Suite	3					Pool:
Finished Floor (Total):	2,050 sq. ft.	Crawl/Bsmt. Height:	4					Garage Sz:
		Beds in Basement: 1	5					Door Height:
Unfinished Floor:	0	Beds not in Basement: 1	6					
Grand Total:	2,050 sq. ft.	Basement: Full, Fully Finished	7					
			8					

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

Spectacular setting & view in prestigious Frontier Estates - a quick 10 minutes to town & next door to the renowned 150 Mile Elementary School! This well-positioned home takes full advantage of the picturesque landscape with mountains, rolling fields & ranch land beyond. Enjoy this spectacular park like 2 1/2 acre paradise, beautifully cared for & well maintained. There's lots of room to "tinker the toys" or "hang the game" in the detached 20 x 41 shop plus 14 x 20 storage shed. This easy living home is a breeze to clean & offers level entry with all amenities on the main floor including laundry. Enjoy the wonderful south facing covered deck & all the sunshine streaming in. This truly is a picture perfect little paradise.