



Presented by:

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Active
R2144511

Board: N
House with Acreage

401 PHEASANT DRIVE

Williams Lake (Zone 27)
Williams Lake - Rural North
V2G 5A9

Residential Detached

\$438,000 (LP)

(SP)



Sold Date:	Frontage:	0.00	Original Price: \$438,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1982
Depth / Size: 0	Bathrooms:	3	Age: 35
Lot Area (acres): 3.00	Full Baths:	3	Zoning: RR3
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,365.04
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 006-813-402
			Tour:
View:	No :		
Complex / Subdiv:			
Services Connected:	Electricity, Lagoon, Natural Gas, Water		

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

Construction: **Frame - Wood**

Exterior: **Wood**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **0**

Fireplace Fuel: **None**

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**

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Hardwood, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 15 DISTRICT LOTS 8875 AND 8876 CARIBOO DISTRICT PLAN 26869**

Amenities: **None**

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

Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Microwave, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'6 x 15'	Bsmt	Bedroom	11' x 8'5			x
Main	Eating Area	10' x 7'	Bsmt	Kitchen	6' x 13'6			x
Main	Dining Room	14'3 x 13'	Bsmt	Family Room	14'8 x 8'			x
Main	Living Room	17'4 x 14'7			x			x
Main	Foyer	6'1 x 7'3			x			x
Main	Bedroom	14'2 x 9'7			x			x
Main	Bedroom	14'2 x 9'7			x			x
Main	Master Bedroom	15'4 x 12'5			x			x
Bsmt	Recreation	16' x 14'			x			
Bsmt	Bedroom	11'9 x 11'5			x			

Finished Floor (Main): **1,760**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,200**
Finished Floor (Total): **2,960 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,960 sq. ft.**

of Rooms: **13**
of Kitchens: **2**
of Levels: **2**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **2** Beds not in Basement: **3**
Basement: **Crawl, Fully Finished, Part**

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

Outbuildings
Barn:
Workshop/Shed: **12'8 x**
Pool:
Garage Sz:
Door Height:

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

Fabulous FOX MOUNTAIN and rarely available location! You'll love this spectacular entertaining home with a spacious well laid out kitchen, exceptional full size dining room, & sunken living room all taking complete advantage of the outdoor decks & natural, nature setting. Enjoy the easy outdoor lifestyle with back door access to trails, ideal for hiking, biking & motorized activity. With 3 bedrooms on the main floor PLUS a one bedroom in-law SUITE, you're sure to have room for everyone. This home is so well care for, truly immaculate & move in ready! Come check it out!