



Presented by:

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Active
R2150463

Board: N
House with Acreage

3161 HORSEFLY ROAD

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

Residential Detached

\$378,000 (LP)

(SP)



Sold Date:	Frontage:	0.00	Original Price: \$378,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1974
Depth / Size: 0	Bathrooms:	2	Age: 43
Lot Area (acres): 6.77	Full Baths:	2	Zoning: RR2
Flood Plain: No	Half Baths:	0	Gross Taxes: \$2,217.58
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 004-034-422
			Tour:

View: **Yes: LAKE AND FIELDS**

Complex / Subdiv:

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

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

Construction: **Frame - Wood**

Exterior: **Wood**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **1**

Fireplace Fuel: **Wood**

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, Garage; Single, RV Parking Avail.		

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**

Fixtures Rmvd: **No**

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

Legal: **LT 1 DL 9036 PL 27158 CARIBOO LAND DISTRICT**

Amenities: **Workshop Detached**

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

Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'6 x 9'6	Bsmt	Office	9'2 x 7'6			x
Main	Dining Room	9'6 x 12'10	Bsmt	Recreation	13'4 x 16'6			x
Main	Living Room	18'8 x 14'8			x			x
Main	Foyer	10'10 x 4'10			x			x
Main	Master Bedroom	15'4 x 10'9			x			x
Main	Den	7'6 x 15'			x			x
Bsmt	Bedroom	12' x 9'			x			x
Bsmt	Laundry	13' x 10'7			x			x
Bsmt	Bedroom	11'10 x 9'3			x			
Bsmt	Storage	13'6 x 6'7			x			

Finished Floor (Main):	1,290
Finished Floor (Above):	0
Finished Floor (Below):	0
Finished Floor (Basement):	1,290
Finished Floor (Total):	2,580 sq. ft.
Unfinished Floor:	0
Grand Total:	2,580 sq. ft.

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

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

Outbuildings	
Barn:	
Workshop/Shed:	40' X
Pool:	
Garage Sz:	
Door Height:	

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

Like flipping through the pages of a vintage outdoor lifestyle magazine. This nature-lover's paradise will take your stress away. Approximately 600' of waterfront on Gold Pan Lake, located in the heart of world-class fishing and embracing pristine privacy, while just minutes from the city center. Enjoy lazy summer evenings by the lakeside fire pit or nestled up with a novel on the luxurious 13' x 27' screen-in porch (an added bonus for the wintertime barbecue season). Your guests will enjoy the charming lakeside log cabin when they come to visit...complete with its own wood stove, water, and power! Impeccable 40' x 24' 2-bay shop and cute 10' x 12' she-shed, both fully insulated, complete this package. This is a wonderful escape to another world!