



Presented by:

**Tanya Rankin**

Tanya Rankin Ltd

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TR

**Active**  
**R2167792**Board: N  
House/Single Family**314 FOSTER WAY**

Williams Lake (Zone 27)

Williams Lake - City

V2G 5J1

Residential Detached

**\$359,000** (LP)

(SP)



Sold Date: Frontage: **0.00** Original Price: **\$359,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2014**  
 Depth / Size: **0** Bathrooms: **3** Age: **3**  
 Lot Area (acres): **0.14** Full Baths: **3** Zoning: **R1**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,727.57**  
 Rear Yard Exp: For Tax Year: **2016**  
 Approval Req?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **029-226-171**  
 Tour:

View: **Yes: Williams Lake**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: Reno. Year:  
 # of Fireplaces: **0** R.I. Plumbing:  
 Fireplace Fuel: **None** R.I. Fireplaces:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:  
 Parking: **Garage; Double, Open**  
 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: **Laminate, Wall/Wall/Mixed**

Legal: **PL EPP36281 LT A DL 8841 LD 05**Amenities: **None**Site Influences: **Golf Course Nearby, Paved Road**Features: **Dishwasher, Refrigerator, Stove**

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

Finished Floor (Main):	<b>1,415</b>	# of Rooms: <b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,346</b>	Suite: <b>Unauthorized Suite</b>	3	Bsmt	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,761 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b>	5				Door Height:
Grand Total:	<b>2,761 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>	6				
			7				
			8				

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

**Fantastic VIEW from this 2014 open concept home! You'll LOVE the end of road location with lake view & close proximity to green space with direct access to the west side trail network perfect for mountain biking, walking the dogs, & motorized sports. 3 bedrooms on the main with 2 full baths. Wonderful bright kitchen with easy access to deck ideal for barbecue season. IN-LAW SUITE is an added bonus to this prime Westridge location. Professionally finished to the same quality as the main floor with 2 large bedrooms, storage room, & lots of natural light! Currently rented for \$975 (tenant moving June 30th). Come check it out!**