



List Price: \$337,900
 List Date: 29-Jun-11
 Days on Mkt: 147
 Expiry Date: 15-Mar-12

Complex/Subdiv
 Previous Price: Frontage: 0.00 ft PID: 018-005-420
 Original Price: \$337,900 Frontage Metric: 0.000 Approx Yr Bilt: 1995
 Meas Type: Feet Bedrooms: 4 Age at List Date: 16
 Depth/Size: Bathrooms: 3 Type: House/Single Family
 Lot Area SqFt: 0 Full Baths: 3 Zoning: R1
 Rear Yard Exp: Half Baths: 0 Taxes: \$3,338 (2010)
 Flood Plain: No If New GST/HST Incl: Tax Incl Utilities: No
 View: Y - WILLIAMS LAKE
 Serv Connected: Electricity, Natural Gas, Sanitary Sewer, Water,

Style of Home: Rancher/Bungalow w/Bsmt. Total Parking: Covered Parking:
 Construction: Frame - Wood Parking Access:
 Foundation: Concrete Perimeter Parking Facilities: Garage; Double, Open
 Exterior: Brick, Vinyl
 Rainscreen: R/I Plumbing: Dist to Public Trans: Dist to School Bus:
 Type of Roof: Asphalt Possession:
 Renovations: Year of Reno: Title to Land: Freehold NonStrata
 Flooring: Vinyl/Linoleum, Wall/Wall/Mixed, Hardwood Seller's Interest: Registered Owner
 Water Supply: City/Municipal Mortgage Info: \$0
 Heat/Fuel: Forced Air, Natural Gas
 No. of Fireplaces: 1 R/I Fireplaces: Property Disclosure: Y
 Fireplace Fuel: Gas - Natural Out Buildings:
 Outdoor Area: Patio(s) & Deck(s) Pad Rental:
 Registered: CSA/BCE:
 Fixtures Leased: N
 Fixtures Removed: N

Legal: PL PGP36735 LT 2 DL 8840 LD 05
 Amenities: Air Cond./Central
 Site Influences: Paved Road
 Municipal Charges:
 Features Incl: Air Conditioning, Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'4" X 16'4"	Bsmt	Family Room	13' X 16'6"			X
Main F.	Kitchen	8'8" X 11'	Bsmt	Kitchen	18'3" X 6'6"			X
Main F.	Dining	10'3" X 9'1"	Bsmt	Eating Area	6' X 9'			X
Main F.	Entrance Hall	5'1" X 12'4"	Bsmt	Office	6' X 9'			X
Main F.	Laundry	6' X 5'3"	Bsmt	Bedroom	11' X 12'1"			X
Main F.	Bedroom	10'2" X 10'1"			X			X
Main F.	Bedroom	10'2" X 10'			X			X
Main F.	Master Bedroom	11'8" X 13'6"			X			X
Main F.	Family Room	11' X 10'			X			
Bsmt	Laundry	10'8" X 8'4"			X			

Floor Area (SqFt):		Total # Rooms:		Bathrooms	
Main Floor Area:	1,545	15	1	4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Up:	0	# Kitchens:	2	2 3 Piece; Ensuite: N; Level: Bsmt	
Finished Floor Down:	0	Finished Levels:	2	3 3 Piece; Ensuite: Y; Level: Main F.	
Finished Floor Bsmt:	1,545	Crawl/Bsmt Height:	4		
Total Finished Floor:	3,090	Basement Area:	Full	5	
				6	
Unfinished Floor:	0	Suite:	Unauthorized Suite	7	
Grand Total Floor Area:	3,090			8	

Listing Broker 1: Tanya Rankin Ltd 250-392-0371 Appointments: Phone L.R. First
 Listing Sales Rep 1: Tanya Rankin tanya@tanyarankin.com 250-392-0371 For Appts Call: TANYA RANKIN
 Listing Sales Rep(s): Appointment Ph: 250-392-0371
 Listing Broker 2: Occupancy: Owner
 Selling Broker(s):
 Selling Sales Rep(s):
 Owner: GEORGINA BECK
 Commission: 3% ON THE 1ST \$100,000/1.2% ON THE BALANCE +HST

Realtor Remarks: Ave Hydro per month \$47, according to BC Hydro. Ave Gas per month \$149 to \$169 per month according to Fortis BC.

Wow! Bursting with love and pride of ownership, this immaculate home offers so much. First class quality construction and a view that just says "ahhh". The yard is tastefully landscaped with a generous deck right off the kitchen that's sure to be a peaceful spot for morning coffee. Bright white kitchen is fresh and crisp, perfect for gatherings with the adjoining family room. Natural gas fireplace adds to the ambiance. 3 bedrooms up and 2 full bathrooms. Downstairs boasts a spacious, well appointed 1 bedroom in-law suite that can easily be converted back to a family room and extra living space/bedrooms. So many options and so much value!