

Presented by:  
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Williams Lake (Zone 27), Esler/Dog Creek

MLS# N215137

Residential Detached

**508 WOTZKE DR, V2G 4K2**

**Active**



List Price: \$339,500

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	4	PID:	007-021-615
Depth/Size:		Bathrooms:	2	Type:	House with Acreage
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	9999
Rear Yard Exp:		Half Baths:	0	Age at List Date:	999
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,454 (2011)
Flood Plain:	No	Zoning:	A1		
View:	Y - WILLIAMS LAKE				
Serv. Connected:	Electricity, Natural Gas, Septic, Water				

Style of Home:	Rancher/Bungalow w/Bsmt.		Total Parking:	Covered Parking:
Construction:	Frame - Wood		Parking Access:	
Foundation:	Concrete Perimeter		Parking Facilities:	Det.Grge/Carport, Garage; Single, RV Parking Avail.
Exterior:	Vinyl			
Rainscreen:		R/I Plumbing:	Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Asphalt		Possession:	
Renovations:		Reno Year:	Title to Land:	Freehold NonStrata
Flooring:	Wall/Wall/Mixed, Other		Seller's Interest:	Registered Owner
Water Supply:	Well - Shallow		Mortgage Info:	\$0
Heat/Fuel:	Forced Air, Natural Gas			
No. of Fireplaces:	2	R/I Fireplaces:	Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural		Out Buildings:	
Outdoor Area:	Patio(s) & Deck(s)			
Pad Rental:				
Fixtures Leas:	N			
Fixt Removed:	N			

Legal: PL 26476 LT 2 DL 7047 LD 05 AND DL 8836.  
Amenities: Storage  
Site Influences: Golf Course Nearby, Paved Road, Private Setting  
Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'6" X 14'	Bsmt	Recreation Room	12'11" X 25'			X
Main F.	Kitchen	9'6" X 14'	Bsmt	Cold Room	8' X 14'7"			X
Main F.	Nook	6'5" X 6'	Bsmt	Utility	12'1" X 11'			X
Main F.	Entrance Hall	5' X 6'5"						X
Main F.	Dining	12' X 13'6"						X
Main F.	Bedroom	9'7" X 12'7"						X
Main F.	Bedroom	10'4" X 9'						X
Main F.	Master Bedroom	12'4" X 14'7"						X
Bsmt	Family Room	11'3" X 24'						
Bsmt	Bedroom	8' X 16'9"						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	13	<b>Bathrooms</b>	1 3 Piece; Ensuite: Y; Level: Main F.
Main Floor Area SqFt:	1,380	# Kitchens:	1		2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2		3
Finished Floor Down:	0	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	1,050	Basement Area:	FULL, Fully Finished		5
Total Finished Floor SqFt:	2,430				6
Unfinished Floor:	0	Suite:	None		7
Grand Total Floor Area:	2,430				8

Listing Broker(s): Tanya Rankin Ltd

Yowzaaa! 5.5 acres minutes to town with incredible visual of signal point rock and 180 degree view of WL. This property is rare and unique in every way. Detached 72x25 ft 5 bay garage is an enthusiasts dream. Private and peaceful, yet room to play. The 4 bedroom home is well cared for and sparkling clean with many updates. Natural sunshine floods into the kitchen and eating area making it perfect for afternoon tea. The indoor/outdoor space is awesome for family and large functions. One of a kind!