

Presented by:
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Williams Lake (Zone 27), Esler/Dog Creek Residential Attached
16 500 WOTZKE DR, V2G 4K2 MLS# N215724 **Active**



List Price: \$192,000 Previous Price:

Subdiv/Complex: Frontage: Approx Yr Bld: 1995 PID: 018-951-058
 Depth/Size: Lot SqFt: 0 Age at List Date: 17 Zoning: R3
 Exposure: Bedrooms: 2 Taxes: \$2,265 (2011)
 Stories in Bldg: Bathrooms: 3 If New GST/HST Incl:
 Flood Plain: No Full Baths: 2 Tax Incl Utilities: No
 Meas. Type: Half Baths: 1 Apprvl Reqd:
 Fixtures Lsd: N
 Fixt Removed: N
 View: Y - WILLIAMS LAKE

Style of Home: Basement Entry Total Parking: Covered Parking:
 Construction: Frame - Wood Parking Access:
 Foundation: Concrete Perimeter Parking Facilities: Garage: Single
 Exterior: Vinyl R/I Plumbing:
 Rain Screen: Type of Roof: Asphalt Dist to Public Trans: Dist to School/Bus:
 Renovations: Reno Year: Units in Development: Total Units in Strata:
 Flooring: Laminate, Vinyl/Linoleum, Wall/Wall/Mixed Locker:
 Water Supply: City/Municipal Possession:
 Heat/Fuel: Forced Air, Natural Gas Title to Land: Freehold Strata
 No. of Fireplaces: 1 R/I Fireplaces: Seller's Interest: Registered Owner
 Fireplace Fuel: Gas - Natural Mortgage Info: \$0
 Outdoor Area: Patio(s) Property Disclosure: Y
 Mngmt Co: Bylaw Restrictions: Age Restrictions, Pets Allowed, Rentals Not Allowed
 Mngmt Ph: Maint Fee: \$125.66

Maint Charge Incl: Other
 Legal: PL PGS189 LT 16 DL 7047 LD 05 STRATA LOT AS SHOWN ON FORM 1.
 Amenities: Club House, Garden, Recreation Center
 Features Incl: Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove
 Site Influences: Adult Oriented, Golf Course Nearby, Paved Road

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 16'						
Main F.	Kitchen	9' X 8'						
Main F.	Eating Area	11' X 10'						
Main F.	Dining	11' X 9'						
Main F.	Master Bedroom	12' X 12'4						
Bsmt	Bedroom	12'6 X 12'4						
Bsmt	Den	9'10 X 9'						
Bsmt	Entrance Hall	12'4 X 5'						

Floor Area (SqFt):	Total # Rooms: 8	Bathrooms
Finished Floor Area Main: 980	Finished Levels: 2	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: Full, Fully Finished	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Area Bsmt: 670	Bsmt Height: 4	
Total Finished Floor Area: 1,650	Restricted Age: 5	
Unfinished Floor Area: 0	# Pets / Cats; Dogs: 6	
Grand Total Floor Area: 1,650	# or % Rentals: 7	
		8

Listing Broker(s): Tanya Rankin Ltd

Yowzaa! Incredible value and quality throughout. Truly move in ready with awesome updates and spotless clean. Spacious master bedroom with full ensuite and generous walk in closet. Laundry is conveniently located right off of the kitchen next to the pantry. Enjoy your morning coffee out on your private covered patio with sliding doors directly off of your living room. Host a house guest in the fully finished basement bedroom while they have their own full bathroom! There's so much more to your easy breeze living and lifestyle when you embrace condo life here in the Cariboo!