



Presented by:  
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 Tanya Rankin Ltd  
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**Active**  
**R2256159**  
 Board: N  
 House/Single Family

**202 FOSTER WAY**  
 Williams Lake (Zone 27)  
 Williams Lake - City  
 V2G 5N5

Residential Detached  
**\$389,900** (LP)  
 (SP)



Sold Date: Frontage: **0.00** Original Price: **\$389,900**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2008**  
 Depth / Size: **0** Bathrooms: **3** Age: **10**  
 Lot Area (acres): **0.16** Full Baths: **3** Zoning: **R1**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,034.72**  
 Rear Yard Exp: For Tax Year: **2017**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **027-546-578**  
 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:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

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, Tile, Wall/Wall/Mixed**

Legal: **LOT 1 DISTRICT LOT 8840 CARIBOO DISTRICT PLAN BCP 36825**

Amenities: **None**

Site Influences: **Paved Road**  
 Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	10'10 x 9'2	Bsmt	Bedroom	10'3 x 10'10			x
Main	Foyer	6' x 5'6	Bsmt	Bedroom	11'6 x 10'3			x
Main	Mud Room	4'11 x 5'8	Bsmt	Laundry	15' x 7'8			x
Main	Bedroom	8'8 x 12'3	Bsmt	Games Room	19'2 x 13'8			x
Main	Master Bedroom	14'5 x 12'11			x			x
Main	Living Room	11'6 x 15'			x			x
Main	Dining Room	10'6 x 8'			x			x
Main	Kitchen	8' x 14'			x			x
Bsmt	Recreation	15'2 x 21'7			x			
Bsmt	Other	14'10 x 8'3			x			

Finished Floor (Main): **1,150**  
 Finished Floor (Above): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **1,311**  
 Finished Floor (Total): **2,461 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **2,461 sq. ft.**

# of Rooms: **14**  
 # of Kitchens: **1**  
 # of Levels: **2**  
 Suite: **None**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **2** Beds not in Basement: **3**  
 Basement: **Fully Finished**

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

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Door Height:

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

**Exceptional family home bursting with unexpected CUSTOM touches throughout! Desirable LEVEL ENTRY floor plan in the heart of Westridge Estates. With 5 bedrooms, 3 full baths plus rough in ready for optional basement suite ...this home truly offers it all. Large semi covered deck & good sized yard make it ideal for outdoor living & entertaining. Enjoy the RARE PRIVACY of the green space while taking in the peak-a-boo view of the lake. Great easy access to the Westside biking/hiking trail network ideal for walking with pets & family fun activities. The basement offers a one of a kind games room or easily converts to do double duty as a work shop. Wonderful, spacious laundry room & back door boot room is awesome for the busy household. Underground irrigation, built in vac, kitchen garburator,**