



Presented by:  
**Tanya Rankin**  
 Tanya Rankin Ltd  
 Phone: 250-392-0371  
 www.williamslakerealestate.com  
 tanya@tanyarankin.com



**Active**  
**R2296805**  
 Board: N  
 House/Single Family

**166 FETTERS DRIVE**  
 Williams Lake (Zone 27)  
 Lakeside Rural  
 V2G 5G2

Residential Detached  
**\$368,500 (LP)**  
 (SP)



Sold Date:	Frontage:	<b>0.00</b>	Original Price: <b>\$368,500</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1992</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>3</b>	Age: <b>26</b>
Lot Area (acres): <b>0.47</b>	Full Baths:	<b>2</b>	Zoning: <b>R1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$2,906.23</b>
Rear Yard Exp:			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>017-033-357</b>
			Tour:

View: **Yes: MOUNTAINS & LAKE**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Septic, 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: **Community**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **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: **Hardwood, Laminate, Wall/Wall/Mixed**

Legal: **PL PGP35126 LT B DL 8832 LD 05.**

Amenities: **Air Cond./Central**

Site Influences: **Paved Road**  
 Features: **Air Conditioning, Dishwasher, Refrigerator, Sprinkler - Inground, Stove, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 10'8	Bsmt	Recreation	30'6 x 13'			x
Main	Eating Area	7'6 x 10'	Bsmt	Bedroom	11' x 15'10			x
Main	Dining Room	11'2 x 11'						x
Main	Living Room	14'8 x 17'6						x
Main	Solarium	11'6 x 13'10						x
Main	Foyer	13' x 9'8						x
Main	Laundry	7'6 x 9'						x
Main	Master Bedroom	14'9 x 11'6						x
Bsmt	Bedroom	11'2 x 10'						
Bsmt	Storage	8'3 x 10'						

Finished Floor (Main): <b>1,300</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>1,300</b>	Suite: <b>None</b>	3	Bsmt	4	No	Pool:
Finished Floor (Total): <b>2,600 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>2</b> Beds not in Basement: <b>1</b>	5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>Full, Fully Finished</b>	6				
Grand Total: <b>2,600 sq. ft.</b>		7				
		8				

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

**ONE OF A KIND oversized, immaculately landscaped LOT! Step inside to enjoy a lovely spacious front foyer ideal for any large gathering & capture the setting of nature, trees & lake beyond. This quiet end of road location offers PRIME ACCESS TO TRAILS, lake activity, hiking, biking & all outdoor recreation. Wonderfully well laid out to take full advantage of outdoor living with lovely 33'x10' sundeck complete with covered sunroom - a true escape & tranquil space to read, relax & enjoy! Updated kitchen boasts loads of storage & sunny exposure. With 3 nicely appointed bedrooms, 2.5 baths, & main floor laundry, this home breathes with loads of natural light & sunshine. Updated Lennox furnace, hot water tank, roof as well as underground irrigation, central A/C, and so much more. Impeccably well**