



Presented by:

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Tanya Rankin Ltd

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**Active**  
**R2316592**

Board: N  
House with Acreage

## 1830 FOX MOUNTAIN ROAD

Williams Lake (Zone 27)  
Williams Lake - Rural North  
V2G 5B4

Residential Detached

**\$420,000** (LP)

(SP)



Sold Date: Frontage: **0.00** Original Price: **\$420,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1976**  
Depth / Size: **0** Bathrooms: **3** Age: **42**  
Lot Area (acres): **11.60** Full Baths: **2** Zoning: **RR1**  
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$2,854.44**  
Rear Yard Exp: For Tax Year: **2018**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **010-710-809**  
Tour:

View: **Yes: PASTURE & FIELDS**  
Complex / Subdiv:  
Services Connected: **Electricity, Lagoon, Natural Gas, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas, Wood**  
Water Supply: **Well - Drilled**  
Fuel/Heating: **Baseboard, Electric, 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: **Carpport; Multiple, Open, RV Parking Avail.**  
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: **Wall/Wall/Mixed**

Legal: **PL PGP18967 LT 1 DL 8820 LD 05.**

Amenities: **Barn**

Site Influences: **Paved Road, Private Setting, Private Yard, Rural Setting, Treed**  
Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 18'	Bsmt	Utility	11' x 12'			x
Main	Dining Room	10'2 x 10'	Bsmt	Foyer	10'4 x 10'2			x
Main	Kitchen	10' x 9'			x			x
Main	Eating Area	7'6 x 6'			x			x
Main	Master Bedroom	14' x 10'10			x			x
Main	Bedroom	9'2 x 9'9			x			x
Main	Bedroom	8'10 x 14'			x			x
Bsmt	Recreation	22' x 12'4			x			x
Bsmt	Bedroom	10'3 x 10'7			x			
Bsmt	Laundry	6'10 x 5'7			x			

  

Finished Floor (Main):	<b>1,258</b>	# of Rooms:	<b>12</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	2	<b>Main</b>	<b>2</b>	<b>Yes</b>					Barn: <b>19'6" X 30'</b>
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	3	<b>Bsmt</b>	<b>3</b>	<b>No</b>					Workshop/Shed:
Finished Floor (Basement):	<b>995</b>	Suite:	<b>None</b>	4								Pool:
Finished Floor (Total):	<b>2,253 sq. ft.</b>	Crawl/Bsmt. Height:		5								Garage Sz:
		Beds in Basement: <b>1</b>	Beds not in Basement: <b>3</b>	6								Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>Fully Finished, Part</b>	7								
Grand Total:	<b>2,253 sq. ft.</b>			8								

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

**Fabulous fox mountain paradise! Bursting with country charm this 10 acre horse paradise is well set up with 3 pastures & 19'6 x 30' barn plus sweeping views of field & farmland beyond! Enjoy your spacious covered patio, ideal for entertaining or a perfect perch for all kinds of bird & wildlife watching! Waiting for a loving updated this 4 bedroom, 2.5 bathroom home is in vintage condition & ready for your renovation dream!**