



Presented by:  
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**Active**  
**R2324711**  
 Board: N  
 House/Single Family

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

Residential Detached  
**\$385,000** (LP)  
 (SP)



Sold Date: Frontage: **0.00** Original Price: **\$385,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2008**  
 Depth / Size: **0** Bathrooms: **3** Age: **10**  
 Lot Area (acres): **0.14** Full Baths: **3** Zoning: **R1**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,163.42**  
 Rear Yard Exp: For Tax Year: **2018**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **027-761-631**  
 Tour:

View: **Yes: MOUNTAINS & TOWN**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: <b>Rancher/Bungalow w/Bsmt.</b>	Total Parking: Covered Parking: Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double, Open</b>
Exterior: <b>Vinyl</b>	Dist. to Public Transit: Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold NonStrata</b>
Rain Screen:	Property Disc.: <b>Yes</b>
Renovations:	PAD Rental:
# of Fireplaces: <b>1</b>	Fixtures Leased: <b>No</b>
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Rmvd: <b>No</b>
Water Supply: <b>City/Municipal</b>	Floor Finish: <b>Laminate, Tile</b>
Fuel/Heating: <b>Forced Air, Natural Gas</b>	
Outdoor Area: <b>Fenced Yard, Patio(s) &amp; Deck(s)</b>	
Type of Roof: <b>Asphalt</b>	

Legal: **PL BCP39344 LT B DL 8840 LD 05.**

Amenities: **None**

Site Influences: **Golf Course Nearby, Paved Road**

Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 13'6	Bsmt	Recreation	16'5 x 21'9			x
Main	Dining Room	8' x 13'8	Bsmt	Bedroom	12'4 x 13'2			x
Main	Living Room	14'6 x 13'2						x
Main	Foyer	6'6 x 5'9						x
Main	Laundry	6'2 x 6'2						x
Main	Bedroom	10' x 9'7						x
Main	Bedroom	10' x 9'						x
Main	Master Bedroom	13'10 x 13'6						x
Bsmt	Bedroom	13' x 11'2						x
Bsmt	Games Room	21'2 x 13'3						x

Finished Floor (Main): <b>1,400</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	4	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>1,385</b>	Suite: <b>None</b>	3	Bsmt	4	No	Pool:
Finished Floor (Total): <b>2,785 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>2</b>	5				Door Height:
	Beds not in Basement: <b>3</b>	6				
Unfinished Floor: <b>0</b>	Basement: <b>Full, Fully Finished</b>	7				
Grand Total: <b>2,785 sq. ft.</b>		8				

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

**Immaculate energy star home built by Macon Construction in wonderful Wsetridge Estates! Walk out basement with backyard access to forested crown land, plus hiking/biking to river valley. Ideal for couples & families that enjoy an active lifestyle. Spaciously laid out with a fully finished basement this 5 bedroom, 3 bath home is in a class of its own. The hard working kitchen has a central island with walk in pantry, maple shaker cabinets and sliding doors to covered rear deck, ideal for entertaining. Fully fenced back yard complete with garden area, fruit tree & storage shed. You'll love all that this urban location has to offer combined with outdoor recreation & activity! Come check it out!**