



Presented by:

# Tanya Rankin

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**Active**  
**R2342687**  
Board: N  
House/Single Family

## 232 FOSTER WAY

Williams Lake (Zone 27)  
Williams Lake - City  
V2G 5N5

Residential Detached

**\$405,000** (LP)

(SP)



Sold Date:	Frontage:	<b>0.00</b>	Original Price: <b>\$405,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>2009</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>3</b>	Age: <b>10</b>
Lot Area (acres): <b>0.14</b>	Full Baths:	<b>3</b>	Zoning: <b>R1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,346.40</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>028-089-341</b>
			Tour:

View: **Yes: Town & Mountains**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 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: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 1, PLAN BCP42963, DISTRICT LOT 8840, CARIBOO LAND DISTRICT, & DL 8841**

Amenities: **None**

Site Influences: **Golf Course Nearby, Paved Road**  
Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	10'9 x 9'			x			x
Main	Bedroom	10'5 x 8'8			x			x
Main	Master Bedroom	12'4 x 14'10			x			x
Main	Kitchen	12'6 x 13'3			x			x
Main	Dining Room	9' x 11'			x			x
Main	Living Room	15' x 10'			x			x
Main	Laundry	5' x 5'6			x			x
Bsmt	Recreation	27'6 x 21'8			x			x
Bsmt	Bedroom	10' x 14'4			x			
Bsmt	Bedroom	11'1 x 10'			x			

Finished Floor (Main): <b>1,390</b>	# of Rooms: <b>10</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>1,390</b>	Suite: <b>None</b>	3	Bsmt	4	No	Pool:
Finished Floor (Total): <b>2,780 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b>	5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>Full, Fully Finished</b>	6				
Grand Total: <b>2,780 sq. ft.</b>		7				
		8				

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

**Exquisite CUSTOM FEEL in this well built WESTRIDGE home bursting with oversized windows & sliding glass doors. You'll love the sense of privacy with view of mature trees & mountains beyond. This is an OUTDOOR enthusiasts dream location with easy access to the Westside trail network, dog walking, hiking, biking & motorized sports! Hints of European design & tile work stand out in this 5 bedroom, 3 full bath home complete with main floor laundry. Enjoy the full daylight, basement family room including wet bar or easy IN LAW SUITE CONVERSION! Open concept kitchen with central island, corner walk in pantry & sliding door access to your covered patio just in time for summer time fun & BBQ season! This home has limitless options & it's move in ready. Come check it out!**