



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



Active
R2257819

Board: N
 House with Acreage

437 GLEN DRIVE

Williams Lake (Zone 27)
 Williams Lake - Rural North
 V2G 5B5

Residential Detached

\$695,000 (LP)

(SP)



Sold Date:	Frontage:	0.00	Original Price: \$715,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2006
Depth / Size: 0	Bathrooms:	3	Age: 12
Lot Area (acres): 14.23	Full Baths:	2	Zoning: RR2
Flood Plain: No	Half Baths:	1	Gross Taxes: \$5,027.80
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 026-565-803
			Tour:

View: **Yes: MOUNTAINS**
 Complex / Subdiv:
 Services Connected: **Electricity, Septic, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Log**
 Exterior: **Log, Stone**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Forced Air, Geothermal**
 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: **DetachedGrge/Carport, 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: **Concrete, Hardwood, Wall/Wall/Mixed**

Legal: **PL BCP21942 LT B DL 8820 LD 05. EXCEPT PLAN EPP64699.**

Amenities: **Air Cond./Central, Barn, Storage, Workshop Detached**

Site Influences: **Cleared, Private Setting, Private Yard, Rural Setting**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'6 x 14'4			x			x
Main	Dining Room	17' x 13'			x			x
Main	Living Room	18' x 16'			x			x
Main	Foyer	12' x 7'10			x			x
Above	Master Bedroom	15'3 x 15'3			x			x
Bsmt	Laundry	8'2 x 8'3			x			x
Bsmt	Bedroom	10'8 x 7'8			x			x
Bsmt	Bedroom	12' x 12'5			x			x
Bsmt	Bedroom	12' x 12'8			x			
Bsmt	Other	13'3 x 9'			x			

Finished Floor (Main):	1,200	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	600	# of Kitchens: 1	1	Main	2	No	Barn: 36' X 72'
Finished Floor (Below):	0	# of Levels: 3	2	Above	4	Yes	Workshop/Shed: 24' X
Finished Floor (Basement):	1,200	Suite: None	3	Bsmt	4	No	Pool:
Finished Floor (Total):	3,000 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 3	5				Door Height:
		Beds not in Basement: 1	6				
Unfinished Floor:	0	Basement: Full, Fully Finished	7				
Grand Total:	3,000 sq. ft.		8				

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

Exceptional HORSE LOVERS paradise this immaculate 14.23 acres is fully fenced & cross fenced located on desirable FOX MOUNTAIN! With pristine 36'x72' stable that includes 6- 12'x12' box stalls each with a separate paddock. You'll enjoy the convenience of the separate 24'x36' hay storage (holds up to 1200 square bails). The 100'x200' riding arena has been built with the utmost care & attention including the ground, base & sand prep. Take a minute to step inside this 2900 sq foot 4 bedroom, 2.5 bathroom home. Flooding with natural light & sunshine you'll love the high vaulted ceilings, & fabulous window wall all anchored by the easy, low maintenance heated concrete floors. With fabulous wrap around deck overlooking your pasture & out to the mountains beyond ...you'll be sure to enjoy all the