

Presented by:
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Williams Lake (Zone 27), 150 Mile House Residential Detached
3364 HORSEFLY RD, VOK 2G0 **MLS# N202925** **Active**



List Price: \$377,000

Complex/Subdiv: DEWER LAKE

Frontage:	Bedrooms:	3	PID:	018-519-300
Depth/Size:	Bathrooms:	2	Type:	House with Acreage
Lot Area Acres: 1.260	Full Baths:	2	Approx Yr Blt:	1993
Rear Yard Exp:	Half Baths:	0	Age at List Date:	17
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$1,605 (2009)
Flood Plain:	Zoning:	RR1		

View: Y - DEWER LAKE
 Serv. Connected: Electricity, Septic, Water, Natural Gas

Style of Home: 2 Storey	Total Parking:	Covered Parking:
Construction: Log	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Log		
Rainscreen:	R/I Plumb:	Dist to Public Trans:
Type of Roof: Metal		Dist to School Bus:
Renovations: Completely	Reno Year:	Possession:
Flooring: Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: Well - Drilled		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: BLK J DL 6369 LD 05
 Amenities: None
 Site Influences: Paved Road, Rural Setting, Waterfront Property
 Features Incl: Storage Shed

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Great Room	18'11 X 28'8			X			X
Main F.	Master Bedroom	11' X 14'10			X			X
Below	Bedroom	10'3 X 12'1			X			X
Below	Bedroom	14'11 X 14'11			X			X
Below	Recreation Room	11'2 X 28'8			X			X
					X			X
					X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,050	Total # Rooms:	5
Finished Floor Up SqFt:	0	# Kitchens:	0
Finished Floor Down:	1,050	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,100	Basement Area:	Full, Fully Finished
			5
			6
Unfinished Floor:	0	Suite:	7
Grand Total Floor Area:	2,100		8

Listing Broker(s): RE/MAX Williams Lake Realty

Substantially renovated & updated home on a small lake waterfront east of Williams Lake. The fishing is excellent, town only a few minutes away, on a school bus route & a terrific 10x28 deck. The main floor offers a wonderful great room, master bedroom & laundry.