

Williams Lake (Zone 27), Esler/Dog Creek
 # 53 500 WOTZKE DR, V2G 4S9

MLS# N214646

Residential Attached
 Active



List Price: \$279,900 Days on Mkt: 103
 List Date: 10-Nov-11 Expiry Date: 03-Apr-12
 Subdiv/Complex: TERRA RIDGE
 Previous Price: \$299,000 Frontage: PID: 023-494-301
 Original Price: \$299,000 Frontage Metric: Approx Yr Blt: 1996
 Meas. Type: Bedrooms: 4 Age at List Date: 15
 Depth/Size: Bathrooms: 3 Type: Townhouse
 Lot Size SqFt: 0.00 Full Baths: 3 Zoning: R3
 Exposure: Half Baths: 0 Taxes: \$2,635 (2011)
 Stories in Bldg: Apprvl Reqd: If New GST/HST Incl:
 Fixtures Lsd: N Flood Plain: No Tax Incl Utils: No
 Fixt Rem: N
 View: Y - WILLIAMS LAKE

Style of Home: Rancher/Bungalow w/Bsmt., Ground Level Unit Total Parking: 2 Covered Parking: 2
 Construction: Frame - Wood Parking Access: Front
 Foundation: Concrete Perimeter Parking Facilities: Garage; Double
 Exterior: Vinyl
 Rain Screen: R/I Plumbing:
 Type of Roof: Asphalt Dist to Public Trans:
 Renovations: Reno Year: Units in Development: Dist to School/Bus:
 Flooring: Wall/Wall/Mixed Locker:
 Water Supply: City/Municipal Possession:
 Heat/Fuel: Forced Air, Natural Gas Title to Land: Freehold Strata
 No. of Fireplaces: 2 R/I Fireplaces: Seller's Interest: Registered Owner
 Fireplace Fuel: Gas - Natural Mortgage Info: \$0
 Outdoor Area: Patio(s) & Deck(s) Property Disclosure: Yes
 Mgmt. Co's Name: Bylaw Restrictions: Age Restrictions
 Mgmt. Co's Phone: Maint Fee: \$192.62

Maint Charge Incl: Recreation Facility, Snow removal

Legal: PL PGS189 LT 79 DL 7047 LD 05 STRATA LOT AS SHOWN ON FORM 1.
 Amenities: Club House
 Features Incl: Dishwasher, Garage Door Opener, Refrigerator, Stove, Water Treatment

Site Influences: ADULT, CULD, GATED, GCNR, PVRD, SHPNR Services Con: COMM, ELEC, NGAS, SASEW, STSEW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 14'6"	Below	Den	12'9" X 11'			X
Main F.	Kitchen	10'7" X 10'2"						X
Main F.	Dining	10'5" X 12'5"						X
Main F.	Bedroom	13' X 12'						X
Main F.	Bedroom	10'6" X 12'						X
Main F.	Nook	10' X 8'6"						X
Below	Bedroom	13'9" X 11'9"						X
Below	Bedroom	12' X 11'9"						X
Below	Storage	9'7" X 9'10"						X
Below	Recreation Room	13'9" X 24'10"						X

Floor Area (SqFt):		Total # Rooms:	11	Bathrooms	
Finished Floor Area Main:	1,265	Finished Levels:	2	1	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	Full, Fully Finished	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Area Bsmt:	1,247	Bsmt Height:	8'	4	
Total Finished Floor Area:	2,512	Restricted Age:		5	
Unfinished Floor Area:	0	# Pets / Cats; Dogs:		6	
Grand Total Floor Area:	2,512	# or % Rentals:		7	
				8	

Listing Broker 1: Cariboo Team Realty Group Ltd. 250-392-5959 Appointments: Phone L.R. First
 Listing Sales Rep 1: Courtney Smith court@caribooteamrealty.cc 250-392-5959 For Appts Call: COURT SMITH
 Listing Broker 2: Appointment Ph: 250-392-5959
 Listing Sales Rep 2/3:
 Selling Broker: Occupancy: Vacant
 Selling Sales Rep: Owner: SHIRLEY ALEXANDER
 Selling Broker 2:
 Selling Sales Rep 2/3:
 Commission: 2.65% ON THE 1ST \$100,000/1.45% ON THE BALANCE

Realtor Remarks:

Living in comfort and style! This level entry 4 bedroom townhouse is truly a pleasure to show. Kitchen is spacious with nook, dining room and living room have a nice flow with NG fireplace and sliding glass doors open onto deck that has an amazing view overlooking the city. MB has large walk-in closet and ensuite with skylight. Daylight basement is very roomy with 2 bedrooms and lots of storage, sliding glass open out to fenced backyard.