

TANYA RANKIN

buying and selling homes made easy

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3284 Eagle Way
150 Mile House BC
V0K 2G0



\$432,000

Enjoy a quiet breakfast on the patio in this peaceful setting, and in the evening take in the setting sun while relaxing on the front step.

- ❖ Gorgeous home on 2.47 acres
- ❖ Quiet neighbourhood
- ❖ Property borders extensive trail system

- ❖ Enjoy walking, snowmobiling, motorbiking or snowshoeing
- ❖ Landscaping in back with large lawn area, and exposed aggregate firepit
- ❖ Custom swing and climbing toy for children
- ❖ Single car garage with storage
- ❖ Home features high efficiency low-E windows throughout
- ❖ 200 AMP service to house
- ❖ Programmable outlets for Christmas lights
- ❖ Infrared remote system throughout house to control entertainment system
- ❖ Manifold plumbing system for ease of service
- ❖ High efficiency, forced air natural gas furnace
- ❖ Built-in vacuum system
- ❖ Beautiful master bedroom with a 5-piece en-suite which features a heated tile floor
- ❖ Walk-in closet off en-suite
- ❖ Three smoke alarms hard-wired in house
- ❖ Living room wired for surround sound
- ❖ Very nice custom wood cabinets in kitchen with black appliances
- ❖ Built-in desks in downstairs bedrooms
- ❖ Basement has 10" framing with extra insulation
- ❖ Large hot water tank
- ❖ Plumbing designed so nobody loses water pressure while showering
- ❖ Reverse Osmosis system
- ❖ Well-log on file
- ❖ 3600 square feet
- ❖ Garage 20 x 20
- ❖ Property Taxes: \$2,928 (2009)
- ❖ Hydro: \$102/month avg.
- ❖ Natural Gas: \$116/month avg.

