

Presented by:
Tanya Rankin
Tanya Rankin
Phone: (250) 392-0371 Cell: (250)392-0371
Email: tanya@tanyarankin.com
Website: <http://www.williamslakerealestate.com>

Williams Lake (Zone 27), Williams Lake - City

MLS# N219234

Residential Detached

741 MCDUGAL ST, V2G 1W6

Active



List Price: \$229,400

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	4	PID:	007-205-287
Depth/Size:		Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	9999
Rear Yard Exp:		Half Baths:	1	Age at List Date:	999
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,962 (2012)
Flood Plain:	No	Zoning:	R1		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	Split Entry	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Open
Exterior:	Wood		
Rainscreen:		R/I Plumbing:	
Type of Roof:	Asphalt	Dist to Public Trans:	Dist to School Bus:
Renovations:		Possession:	
Flooring:	Laminate, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal	Seller's Interest:	Registered Owner
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0
No. of Fireplaces:	1	R/I Fireplaces:	
Fireplace Fuel:	Wood	Property Disclosure:	Y
Outdoor Area:	Patio(s) & Deck(s)	Out Buildings:	
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL 19345 LT 8 DL 588 LD 05 & DL 71.
Amenities: None
Site Influences: Central Location, Lane Access, Paved Road
Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	15' X 9'	Bsmt	Laundry	8'5' X 8'8'			X
Main F.	Living Room	16'6' X 12'6'	Bsmt	Bedroom	9'3' X 12'3'			X
Main F.	Dining	11' X 8'10'	Bsmt	Living Room	18' X 14'10'			X
Main F.	Family Room	13' X 26'	Bsmt	Eating Area	6'10' X 5'			X
Main F.	Bedroom	10'7' X 9'5'	Bsmt	Kitchen	7' X 6'10'			X
Main F.	Laundry	9'4' X 8'10'			X			X
Main F.	Master Bedroom	12'6' X 11'			X			X
Bsmt	Storage	25' X 13'2'			X			X
Bsmt	Bedroom	13' X 8'			X			
Bsmt	Office	8'7' X 6'			X			

Floor Area (SqFt):		Total # Rooms:	15	Bathrooms	1 4 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	1,570	# Kitchens:	2		2 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Up SqFt:	0	Finished Levels:	2		3 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	1,570	Basement Area:	Full, Fully Finished		5
Total Finished Floor SqFt:	3,140				6
Unfinished Floor:	0	Suite:	Unauthorized Suite		7
Grand Total Floor Area:	3,140				8

Listing Broker(s): Tanya Rankin Ltd

Yowzaa! This centrally located home is minutes walk to downtown, plus all levels of school. Beautiful corner location with privacy and alley access. The main floor is spacious and roomy with games room/media room off the kitchen. Take an extra holiday or help with your mortgage by renting out the adorable 2 bedroom basement suite! Lots of room for parking. Come check it out!