

Presented by:
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Williams Lake (Zone 27), Esler/Dog Creek Residential Detached
1012 OPAL ST, V2G 3M2 **MLS# N220319** **Active**



List Price: \$169,000

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 3	PID: 012-323-781
Depth/Size:	Bathrooms: 1	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 1	Approx Yr Blt: 9999
Rear Yard Exp:	Half Baths: 0	Age at List Date: 999
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$1,366 (2012)
Flood Plain:	Zoning: R1	
View: N		

Serv. Connected: Electricity, Natural Gas, Septic, Water

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Block	Parking Facilities: Carport; Single, Open, RV Parking Avail.	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to School Bus:
Type of Roof: Asphalt	Reno Year:	Possession:
Renovations:		Title to Land: Freehold NonStrata
Flooring: Mixed		Seller's Interest: Registered Owner
Water Supply: Well - Drilled		Mortgage Info: \$0
Heat/Fuel: Baseboard, Electric		
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 13866 LT 6 BLK 1 DL 5724 LD 05
 Amenities: None
 Site Influences: Paved Road
 Features Incl: Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	9'3" X 6'3"			X			X
Main F.	Dining	11' X 9'			X			X
Main F.	Living Room	14' X 13'8"			X			X
Main F.	Master Bedroom	14'6" X 10'2"			X			X
Main F.	Bedroom	10' X 9'6"			X			X
Main F.	Bedroom	9'6" X 8'9"			X			X
Main F.	Laundry	9'9" X 10'6"			X			X
Bsmt	Family Room	15' X 13'6"			X			X
					X			
					X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,295	Total # Rooms: 8	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 200	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 1,495	Basement Area: Part, Partly Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 1,495		8

Listing Broker(s): Tanya Rankin Ltd

Yowzaa! Awesome 3 bedroom home just minutes to town! Spotless, clean and move in ready. Updated flooring gives this home character and a modern fresh feeling. Laundry on the main floor of this adorable rancher with part bsmt. Gorgeous 0.47 acre with beautiful mature trees to offer privacy and a sense of calm. Spacious backyard offers piles of room for kids and all the extra toys. Double driveway bonus for overflow and RV parking. Come check it out!