

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

Williams Lake (Zone 27), Esler/Dog Creek  
**1004 RICHARD ST, V2G 3M1**

**MLS# N221216**

Residential Detached  
**Active**



List Price: \$104,900

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	2	PID:	008-508-046
Depth/Size:	0	Bathrooms:	1	Type:	Manufactured with L
Lot Area SqFt:	0.00	Full Baths:	1	Approx Yr Blt:	1973
Rear Yard Exp:		Half Baths:	0	Age at List Date:	39
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$799 (2012)
Flood Plain:	No	Zoning:	R1		
View:	N				
Serv. Connected:	Electricity, Septic				

Style of Home:	Manufactured/Mobile	Total Parking:	Covered Parking:
Construction:	Manufactured/Mobile	Parking Access:	
Foundation:	Other	Parking Facilities:	Carport; Multiple
Exterior:	Aluminum		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Title to Land:	Freehold NonStrata
Flooring:	Mixed	Seller's Interest:	Registered Owner
Water Supply:	Well - Drilled	Mortgage Info:	\$0
Heat/Fuel:	Forced Air		
No. of Fireplaces:	0	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:			Out Buildings:
Outdoor Area:	Balcony(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:			

Legal: PL 14089 LT 10 DL 5724 LD 05 MFG HOME REG. # 18883.  
Amenities: Storage  
Site Influences: Golf Course Nearby, Paved Road  
Features Incl: Drapes/Window Coverings, Storage Shed, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 11'4			X			X
Main F.	Kitchen	11'5 X 12'9			X			X
Main F.	Bedroom	8'7 X 10'10			X			X
Main F.	Bedroom	10'4 X 9'4			X			X
Main F.	Laundry	6'4 X 5'2			X			X
Main F.	Entrance Hall	7'5 X 9'8			X			X
Main F.	Cold Room	6'4 X 8'6			X			X
Main F.	Other	8'6 X 9'			X			X
Main F.	Mud Room	14'6 X 5'5			X			
		X			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt:	768	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	768	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	768	8

Listing Broker(s): Tanya Rankin Ltd

Affordable and immaculate! This 3 bedroom home on well appointed lot, just minutes to town. It's bursting with lots of natural light and an open spacious feel. Very we set up with so many updates...flooring updated in 2005, panelling painted in 2005, counter tops re-done in 2010, roof has a snow roof application done in the summer of 2010 on off the roof. Hot water tank updated in February 2010. Bathroom re-done Feb 2010. The well was re-drilled in 2003. Has a drive thru, powered, motorcycle shed to boot. This is a must see!