

Presented by:
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Williams Lake (Zone 27), Williams Lake - City Residential Detached
343 LITZENBURG CR, V2G 4G9 MLS# N221429 **Active**



List Price: \$214,500

Complex/Subdiv:

| | | |
|---------------------|----------------------|---------------------------|
| Frontage: 0.00 ft | Bedrooms: 5 | PID: 008-258-635 |
| Depth/Size: 0 | 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: \$2,460 (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: Carport; Multiple, Open |
| Exterior: Wood | |
| Rainscreen: | R/I Plumbing: Dist to Public Trans: Dist to School Bus: |
| Type of Roof: Asphalt | Possession: |
| Renovations: | Reno Year: Title to Land: Freehold NonStrata |
| Flooring: Laminate, Tile, Other | Seller's Interest: Registered Owner |
| Water Supply: City/Municipal | Mortgage Info: \$0 |
| Heat/Fuel: Forced Air, Natural Gas | |
| No. of Fireplaces: 1 | R/I Fireplaces: Property Disclosure: Y |
| Fireplace Fuel: Wood | Out Buildings: |
| Outdoor Area: Sundeck(s) | |
| Pad Rental: | |
| Fixtures Leas: N | |
| Fixt Removed: | |

Legal: PL 24177 LT 18 DL 71 LD 05

Amenities:

Site Influences: Central Location, Paved Road

Features Incl: Dishwasher, Refrigerator, Stove

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|-----------------|-------------|-------|---------|------------|-------|------|------------|
| Main F. | Kitchen | 12' X 11'5 | Bsmt | Bedroom | 9'6 X 8'3 | | | X |
| Main F. | Dining | 11'4 X 9'4 | Bsmt | Bedroom | 9'3 X 12'8 | | | X |
| Main F. | Living Room | 13'3 X 16'6 | | | | | | X |
| Main F. | Bedroom | 9'9 X 8'6 | | | | | | X |
| Main F. | Bedroom | 10' X 8'10 | | | | | | X |
| Main F. | Master Bedroom | 12' X 11'4 | | | | | | X |
| Bsmt | Recreation Room | 16' X 12'6 | | | | | | X |
| Bsmt | Laundry | 6'3 X 10'8 | | | | | | X |
| Bsmt | Family Room | 10'8 X 10'8 | | | | | | X |
| Bsmt | Kitchen | 10'8 X 9' | | | | | | X |

| | | |
|----------------------------------|-------------------------------------|---------------------------------------|
| Floor Area (SqFt): | | Bathrooms |
| Main Floor Area SqFt: 1,184 | Total # Rooms: 12 | 1 4 Piece; Ensuite: N; Level: Main F. |
| Finished Floor Up SqFt: 0 | # Kitchens: 2 | 2 2 Piece; Ensuite: Y; Level: Main F. |
| Finished Floor Down: 0 | Finished Levels: 2 | 3 4 Piece; Ensuite: N; Level: Bsmt |
| Finished Floor Bsmt SqFt: 1,184 | Crawl/Bsmt Height: 4 | |
| Total Finished Floor SqFt: 2,368 | Basement Area: Full, Fully Finished | 5 |
| | | 6 |
| Unfinished Floor: 0 | Suite: Unauthorized Suite | 7 |
| Grand Total Floor Area: 2,368 | | 8 |

Listing Broker(s): Tanya Rankin Ltd

Affordable "gem" in the heart of downtown. Minutes walk to shopping, day care and schools. Quiet side street perfect for kids and family. Makes the mortgage easy with this 2 bdrm basement suite income helper. Perfectly set up so you can still utilize part of the basement while living upstairs! Tastefully updated with new flooring and fresh paint. The covered deck is wonderfully situated right off the kitchen opening into the level, useable backyard. Come check it out!