

Presented by:
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Williams Lake (Zone 27), Williams Lake - City MLS# N221937 Residential Detached
260 DODWELL ST, V2G 3Z9 **Active**



List Price: \$212,000

Complex/Subdiv:

Frontage: 68.00 ft	Bedrooms: 4	PID: 009-136-479
Depth/Size: 124	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 2	Approx Yr Blt: 1976
Rear Yard Exp:	Half Baths: 1	Age at List Date: 36
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,405 (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:	Garage; Single, Open, RV Parking Avail.
Exterior: Aluminum		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year: 1976	Possession:
Flooring: Tile, Vinyl/Linoleum, 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: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Other		Out Buildings:
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 22003 LT 51 DL 71 LD 05
 Amenities: None
 Site Influences: Central Location, Paved Road
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	9'3" X 10'			X			X
Main F.	Living Room	17'8" X 14'6"			X			X
Main F.	Dining	9'4" X 10'			X			X
Main F.	Bedroom	9' X 9'			X			X
Main F.	Bedroom	8'10" X 11'10"			X			X
Main F.	Master Bedroom	12'10" X 10'10"			X			X
Bsmt	Recreation Room	14'10" X 14'5"			X			X
Bsmt	Other	9' X 11'8"			X			X
Bsmt	Bedroom	8' X 11'			X			
Bsmt	Laundry	10'2" X 5'10"			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,140	Total # Rooms: 10	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt: 830	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 1,970	Basement Area: Part, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 1,970		8

Listing Broker(s): Tanya Rankin Ltd

Perfect starter in central location! Looking for a place to park your RV plus back yard alley access then you're ready to call this place home! 3 bedrooms on the main with additional down, it gives you room to grow. Updated kitchen and flooring throughout the main floor. The feature wood burning brick fireplace is sure to cozy up any space, create a sense of calm, and take off the chill. Enjoy the covered sundeck and easy access to the fully fenced, level backyard - perfect for kids and pets! Come check it out!!