

Presented by:
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Williams Lake (Zone 27), Williams Lake - City MLS# N222788 Residential Detached
1005 N 12TH AV, V2G 2N7 **Active**



List Price: \$224,900

Complex/Subdiv:

Frontage:	Bedrooms:	3	PID:	007-761-759
Depth/Size:	Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt: 0.00	Full Baths:	2	Approx Yr Blt:	1979
Rear Yard Exp:	Half Baths:	2	Age at List Date:	33
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$2,174 (2012)
Flood Plain:	Zoning:	R1		

View:
 Serv. Connected: Electricity, Community, Natural Gas, Sanitary Sewer

Style of Home:	3 Level Split	Total Parking:	3	Covered Parking:	0
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Single		
Exterior:	Vinyl				
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:	Hardwood, Tile, Wall/Wall/Mixed			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:	Fenced Yard, Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL 25359 LT 10 DL 588 LD 05

Amenities:

Site Influences: Central Location, Paved Road, Recreation Nearby, Shopping Nearby

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Water Treatment, Storage Shed

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 18'			X			X
Main F.	Kitchen	8' X 12'			X			X
Main F.	Dining	9' X 10'			X			X
Main F.	Mud Room	6' X 4'			X			X
Above	Master Bedroom	11' X 12'			X			X
Above	Bedroom	10' X 10'			X			X
Above	Bedroom	10' X 8'			X			X
Below	Recreation Room	12' X 20'			X			X
Below	Laundry	15'8 X 11'4			X			X
					X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,285	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Down:	0	3	2 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	600	4	3 Piece; Ensuite: N; Level: Below
Total Finished Floor SqFt:	1,885	5	
		6	
Unfinished Floor:	0	7	
Grand Total Floor Area:	1,885	8	

Total # Rooms: 9
 # Kitchens: 1
 Finished Levels: 3
 Crawl/Bsmt Height: Full
 Basement Area: Full
 Suite: None

Listing Broker(s): Tanya Rankin Ltd

Upon character in the Cariboo! This delightfully decorated home has had many updates and is ready to move into. Hardwood floors and woodburning fireplace are perfect for enjoying a cozy evening. The three level split is architecturally interesting with three bedrooms on the upper floor, and a perfect "man cave" or toy room down. Generous side yard can be easily accessed thru the carport perfect for kids yet close to mom. Just a little extra oomph and this home will be perfectly polished! Come check it out!