

Presented by:
Tanya Rankin

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

Williams Lake (Zone 27), Williams Lake - City **MLS# N223045** Residential Attached
24 800 N 2ND AV, V2G 4C4 **Active**



List Price:	\$79,000	Previous Price:	
Subdiv/Complex:			
Frontage:		Approx Yr Blt:	1974
Depth/Size:		PID:	004-936-370
Lot SqFt:	0	Type:	Townhouse
Exposure:		Zoning:	R3
Stories in Bldg:		Taxes:	\$1,086 (2012)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utilities:	No
Fixtures Lsd:		Apprvl Req'd:	
Fixt Removed:			
View:	N		

Style of Home:	Basement Entry, 3 Storey	Total Parking:		Covered Parking:	
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Open		
Exterior:	Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other				
Renovations:		Dist to Public Trans:		Dist to School/Bus:	
Flooring:	Wall/Wall/Mixed	Units in Development:		Total Units in Strata:	54
Water Supply:	City/Municipal	Locker:			
Heat/Fuel:	Forced Air, Natural Gas	Possession:			
No. of Fireplaces:	1	Title to Land:	Freehold Strata		
Fireplace Fuel:	None	Seller's Interest:	Court Ordered Sale		
Outdoor Area:	Balcony(s)	Mortgage Info:	\$0		
		Property Disclosure:	Y		
Mngmt Co:		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:		Maint Fee:	\$191.46		

Maint Charge Incl:	Gardening, Garbage Pickup, Management, Recreation Facility, Snow removal
Legal:	PL PGS20 LT 8 DL 71 LD 05 STRATA LOT AS SHOWN ON FORM 1.
Amenities:	None
Features Incl:	Clothes Washer/Dryer, Refrigerator, Stove
Site Influences:	Central Location, Paved Road

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'6 X 10'						
Main F.	Eating Area	7' X 7'						
Main F.	Kitchen	8'6 X 7'						
Main F.	Laundry	7'3 X 8'8						
Main F.	Bedroom	9' X 10'6						
Above	Master Bedroom	10'4 X 14'4						
Above	Bedroom	8'3 X 11'4						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	620	Finished Levels:	3	1	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Up:	450	Basement Area:	None	2	; Ensuite: N
Finished Floor Area Down:	24			3	; Ensuite: N
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,094	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,094			8	

Listing Broker(s): Tanya Rankin Ltd

Well kept 3 level, 3 bdrm condo in foreclosure with a private deck. Come check it out!