

Presented by:  
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Williams Lake (Zone 27), Esler/Dog Creek Residential Detached  
**960 HODGSON RD, V2G 4Y3** **MLS# N223254** **Active**



List Price: \$99,900

Complex/Subdiv:

Frontage:	Bedrooms:	0	PID:	005-814-162
Depth/Size:	Bathrooms:	0	Type:	House/Single Family
Lot Area SqFt: 0.00	Full Baths:	0	Approx Yr Blt:	9999
Rear Yard Exp:	Half Baths:	0	Age at List Date:	999
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$1,846 (2012)
Flood Plain:	Zoning:	R2		

View:  
 Serv. Connected: Electricity, Natural Gas, Water

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt	Reno Year:	Dist to School Bus:
Renovations:		Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: Well - Drilled		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air		Mortgage Info: \$0
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 28776 LT 1 DL 11796 LD 05  
 Amenities:  
 Site Influences: Rural Setting  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	20' X 20'			X			X
					X			X
					X			X
					X			X
					X			X
					X			X
					X			X
					X			X
					X			X
					X			X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,100	Total # Rooms: 1	1 0 Piece; Ensuite: N
Finished Floor Up SqFt: 0	# Kitchens: 1	
Finished Floor Down: 0	Finished Levels: 2	
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 1,100	Basement Area: Part	
		5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 1,100		8

Listing Broker(s): Tanya Rankin Ltd

Home will require substantial renovations both inside and out. The interior is mostly left as a shell. The value here is in the lot, and all measurements and details must be verified by the buyer. Property to be purchased "as is, where is".