

Presented by:  
**Tanya Rankin**

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

Williams Lake (Zone 27), Williams Lake - City

MLS# N224301

Residential Detached

**680 N 9TH AV, V2G 2K6**

**Active**



List Price: \$217,500

Complex/Subdiv:

Frontage: 68.00 ft Bedrooms: 3 PID: 012-326-925  
Depth/Size: 150 Bathrooms: 1 Type: House/Single Family  
Lot Area SqFt: 0.00 Full Baths: 1 Approx Yr Blt: 1973  
Rear Yard Exp: Half Baths: 0 Age at List Date: 40  
Meas Type: Feet If New GST/HST Incl: Taxes: \$2,198 (2012)  
Flood Plain: No Zoning: R1  
View: N  
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home:	3 Level Split	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Single, Open
Exterior:	Stucco, Vinyl		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Title to Land:	Freehold NonStrata
Flooring:	Vinyl/Linoleum, 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:	Gas - Natural		Out Buildings:
Outdoor Area:	Fenced Yard, Patio(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL 12691 LT 2 BLK 2 DL 588 LD 05  
Amenities: None  
Site Influences: Central Location  
Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Kitchen	16'3 X 9'5			X			X
Above	Living Room	18'2 X 12'3			X			X
Above	Dining	8'9 X 6'5			X			X
Main F.	Bedroom	9'2 X 8'11			X			X
Main F.	Master Bedroom	11'1 X 13'3			X			X
Main F.	Bedroom	9'4 X 9'			X			X
Main F.	Entrance Hall	9' X 2'6			X			X
Bsmt	Hobby Room	10'5 X 14'10			X			X
Bsmt	Kitchen	12'2 X 8'			X			
Bsmt	Laundry	6' X 9'			X			

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	10	<b>Bathrooms</b>	1 4 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	513	# Kitchens:	2		2
Finished Floor Up SqFt:	0	Finished Levels:	3		3
Finished Floor Down:	745	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	513	Basement Area:	None, Part, Fully Finished		5
Total Finished Floor SqFt:	1,771				6
		Suite:	None		7
Unfinished Floor:	0				8
Grand Total Floor Area:	1,771				

Listing Broker(s): Tanya Rankin Ltd

First time ever offered for sale! Split level with character and charm. Enjoy the fenced backyard paradise with covered deck, gardens and plenty of room for entertaining. Nicely updated oak kitchen with double french doors to patio. Sit by the gorgeous living room picture window to enjoy the mature trees, large front yard and soak in the sun. Easy walking distance to all levels of school and shopping. Come check it out!