

Presented by:
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Williams Lake (Zone 27), Williams Lake - City

MLS# N224172

Residential Detached

1210 PIGEON AV, V2G 3V1

Active



List Price: \$199,500

Complex/Subdiv:

Frontage:	65.00 ft	Bedrooms:	4	PID:	013-163-396
Depth/Size:	120	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	1973
Rear Yard Exp:		Half Baths:	0	Age at List Date:	40
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,553 (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; Double, Open
Exterior:	Aluminum		
Rainscreen:		R/I Plumbing:	Dist to Public Trans:
Type of Roof:	Asphalt		Dist to School Bus:
Renovations:		Reno Year:	Possession:
Flooring:	Hardwood, Tile		Title to Land:
Water Supply:	City/Municipal		Seller's Interest:
Heat/Fuel:	Forced Air, Natural Gas		Mortgage Info:
No. of Fireplaces:	1	R/I Fireplaces:	Property Disclosure:
Fireplace Fuel:	Wood		Out Buildings:
Outdoor Area:	Sundeck(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL 20355 LT 58 DL 71 LD 05 PORTION 8848.
Amenities: None
Site Influences: Central Location
Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 14'6	Bsmt	Bedroom	9' X 12'10			X
Main F.	Dining	10'7 X 9'6			X			X
Main F.	Master Bedroom	11'2 X 11'10			X			X
Main F.	Bedroom	8'9 X 10'10			X			X
Main F.	Bedroom	8'10 X 10'3			X			X
Main F.	Kitchen	11' X 7'			X			X
Main F.	Eating Area	4'6 X 7'			X			X
Bsmt	Family Room	25' X 14'3			X			X
Bsmt	Kitchen	8' X 7'2			X			
Bsmt	Living Room	11' X 14'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,160	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	1,160	4
Total Finished Floor SqFt:	2,320	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	2,320	8

Total # Rooms: 11
Kitchens: 2
Finished Levels: 2
Crawl/Bsmt Height: 4
Basement Area: Full, Fully Finished
Suite: Unauthorized Suite

Listing Broker(s): Tanya Rankin Ltd

Awesome location, quiet, private minutes to all levels of school including university. This well cared for home boasts updated, large, efficient vinyl windows plus super sized skylight allowing for loads of natural sunshine to flood in. The main floor has recently been painted and updated with bamboo flooring. The fenced side yard is easily accessed by the back deck and great for kids and pets to run and play! It comes complete with a wonderful one bedroom in-law suite. Perfect for a mortgage helper or to save a little extra and send you on your next vacation! Come check it out!