

Presented by:
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Williams Lake (Zone 27), Williams Lake - City MLS# N225243 Residential Detached
1310 N 12TH AV, V2G 3X4 **Active**



List Price: \$212,000

Complex/Subdiv:

Frontage:	Bedrooms:	3	PID:	008-932-581
Depth/Size:	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt: 0.00	Full Baths:	2	Approx Yr Blt:	1981
Rear Yard Exp:	Half Baths:	1	Age at List Date:	32
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$2,248 (2012)
Flood Plain: No	Zoning:	R1		

View: Y - MOUNTAINS
 Serv. Connected: Electricity, Community, Natural Gas, Storm Sewer, Water

Style of Home:	Basement Entry, Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double, Open
Exterior:	Vinyl		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Renovation Year:	Title to Land: Freehold NonStrata
Flooring:	Laminate, Mixed	Seller's Interest:	Registered Owner
Water Supply:	City/Municipal	Mortgage Info:	\$0
Heat/Fuel:	Forced Air, Natural Gas, Wood		
No. of Fireplaces:	1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:	Wood		Out Buildings:
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL 21066 LT 89 DL 8848 LD 05
 Amenities: None
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	14' X 11'8"			X			X
Above	Kitchen	13'5" X 10'			X			X
Above	Dining	10' X 9'5"			X			X
Above	Master Bedroom	14' X 11'			X			X
Above	Bedroom	10'3" X 14'9"			X			X
Above	Bedroom	10'10" X 9'			X			X
Main F.	Recreation Room	24'6" X 14'			X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,200	1	2 Piece; Ensuite: Y; Level: Above
Finished Floor Up SqFt:	0	2	3 Piece; Ensuite: N; Level: Above
Finished Floor Down:	0	3	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt:	680	4	
Total Finished Floor SqFt:	1,880	5	
		6	
Unfinished Floor:	0	7	
Grand Total Floor Area:	1,880	8	

Total # Rooms: 7
 # Kitchens: 1
 Finished Levels: 2
 Crawl/Bsmt Height: 4
 Basement Area: Full, Fully Finished
 Suite: None

Listing Broker(s): Tanya Rankin Ltd

Great starter or family home in excellent re-sale location. Desirable 12th Ave offers private backyard, minutes to downtown, and all levels of school. With 3 bedrooms and 2.5 baths this home has all the amenities you'd desire. Lots of sunshine into the living room and throughout the home. Woodburning fireplace is a treat (please note crack in back of FP should be inspected). The double car garage is a bonus to the Cariboo winters and great for any hobbyist. Come check it out!