

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

MLS# N225800

Residential Detached

**975 PIGEON AV, V2G 2B8**

**Active**



List Price: \$259,900

Complex/Subdiv:

Frontage:	70.00 ft	Bedrooms:	4	PID:	011-884-231
Depth/Size:	121.9	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	1971
Rear Yard Exp:		Half Baths:	1	Age at List Date:	42
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,869 (2012)
Flood Plain:	No	Zoning:	R1		

View:

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home:	2 Storey w/Bsmt.	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Single, Open
Exterior:	Wood		
Rainscreen:		R/I Plumbing:	Dist to Public Trans:
Type of Roof:	Asphalt		Dist to School Bus:
Renovations:		Reno Year:	Possession:
Flooring:	Wall/Wall/Mixed		Title to Land:
Water Supply:	City/Municipal		Freehold NonStrata
Heat/Fuel:	Forced Air, Natural Gas		Seller's Interest:
No. of Fireplaces:	1		Registered Owner
Fireplace Fuel:	Gas - Natural		Mortgage Info:
Outdoor Area:	Fenced Yard, Sundeck(s)		\$0
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL 16112 LT 37 DL 71 LD 05 & DL 588.  
Amenities: None  
Site Influences: Central Location, Paved Road  
Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	24'3 X 13'5			X			X
Main F.	Dining	11' X 11'6			X			X
Main F.	Kitchen	12'3 X 11'9			X			X
Main F.	Bedroom	11'6 X 12'8			X			X
Main F.	Laundry	10' X 5'			X			X
Main F.	Entrance Hall	5'6 X 11'6			X			X
Above	Family Room	24'3 X 13'6			X			X
Above	Master Bedroom	16'10 X 11'			X			X
Above	Bedroom	10'11 X 9'11			X			
Above	Bedroom	9'10 X 13'7			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt:	1,078	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	922	2 5 Piece; Ensuite: N; Level: Above
Finished Floor Down:	0	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	2,000	5
		6
Unfinished Floor:	1,078	7
Grand Total Floor Area:	3,078	8

Listing Broker(s): Tanya Rankin Ltd

Just a dream come true when you move into this downtown delight. Walking distance to university, and many levels of school you'll love the level lot with lots of parking. This 2 story charmer is perfect for family and kids with 4 bedrooms, and 2.5 baths. You'll enjoy the private master bdrm complete with it's own ensuite and sundeck. Lots of natural sunshine and room for outdoor entertaining on the spacious decks. Recently updated hotwater tank, H/E furnace, windows, upper decking, flooring and so much more. Come check it out!