

Presented by:
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Williams Lake (Zone 27), Williams Lake - City MLS# N225913 Residential Detached
1144 N 2ND AV, V2G 1X8 **Active**



List Price: \$169,900

Complex/Subdiv:

Frontage: 66.00 ft	Bedrooms: 4	PID: 013-180-355
Depth/Size: 130.40	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 2	Approx Yr Blt: 1970
Rear Yard Exp:	Half Baths: 1	Age at List Date: 43
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$1,761 (2012)
Flood Plain:	Zoning: R2	

View:
 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: Carport; Single	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Laminate, Vinyl/Linoleum, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:		Out Buildings:
Outdoor Area: Fenced Yard, Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 8626 LT 15 DL 8843 LD 05
 Amenities: Storage
 Site Influences: Central Location, Paved Road
 Features Incl: Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'2 X 13'5			X			X
Main F.	Kitchen	9'6 X 9'3			X			X
Main F.	Dining	8' X 10'6			X			X
Main F.	Master Bedroom	11'5 X 10'9			X			X
Main F.	Bedroom	8'9 X 9'4			X			X
Main F.	Bedroom	9' X 10'			X			X
Bsmt	Recreation Room	13'6 X 11'8			X			X
Bsmt	Bedroom	11'10 X 10'			X			X
Main F.	Workshop	17'3 X 11'10			X			
Bsmt	Entrance Hall	13' X 9'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,040	Total # Rooms: 10	1 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Up SqFt: 0	# Kitchens: 1	2 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 1,040	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,080	Basement Area: Full, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,080		8

Listing Broker(s): Tanya Rankin Ltd

Best buy in town for fully updated, centrally located family home. Easy walk to university, all levels of school plus downtown. This well cared for, fully updated special is ideal with 3 bedrooms on the main and a fourth down. The finished side of the basement is a wonderful compliment to the unfinished side, so great for workshop and overflow storage. Extra large, fenced, level, usable lot is a dream for busy kids and it's easily accessed right off the kitchen - mom can keep an eye on the little ones. Come check it out!