

Presented by:
Tanya Rankin

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

Williams Lake (Zone 27), Williams Lake - City

MLS# N225880

Residential Detached

1465 N ELEVENTH AV, V2G 3X3

Active



List Price: \$227,500

Complex/Subdiv:

Frontage:	72.20 ft	Bedrooms:	3	PID:	009-370-358
Depth/Size:		Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	1	Approx Yr Blt:	9999
Rear Yard Exp:		Half Baths:	2	Age at List Date:	999
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,193 (2012)
Flood Plain:	No	Zoning:	R1		
View:	Y - MOUNTAINS				
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; Single, 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, Vinyl/Linoleum, Wall/Wall/Mixed		Title to Land:
Water Supply:	City/Municipal		Seller's Interest:
Heat/Fuel:	Forced Air, Natural Gas		Mortgage Info:
No. of Fireplaces:	2	R/I Fireplaces:	Property Disclosure:
Fireplace Fuel:	Gas - Natural		Out Buildings:
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL 21617 LT 10 DL 6483 LD 05
Amenities: None
Site Influences:
Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10'3" X 11'6"			X			X
Main F.	Dining	11' X 9'			X			X
Main F.	Living Room	15'6" X 13'			X			X
Main F.	Bedroom	10'2" X 9'2"			X			X
Main F.	Master Bedroom	10'10" X 12'			X			X
Bsmt	Recreation Room	12'6" X 12'2"			X			X
Bsmt	Bedroom	8' X 8'6"			X			X
Bsmt	Other	9'3" X 9'6"			X			X
Bsmt	Laundry	10' X 12'			X			
		X			X			

Floor Area (SqFt):		Total # Rooms:	9	Bathrooms	1 4 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	1,090	# Kitchens:	1		2 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2		3 2 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down:	0	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	760	Basement Area:	Part, Fully Finished		5
Total Finished Floor SqFt:	1,850				6
		Suite:	None		7
Unfinished Floor:	0				8
Grand Total Floor Area:	1,850				

Listing Broker(s): Tanya Rankin Ltd

Park like privacy, with access to wonderful walking trails and seconds to all levels of school and university! This is a solid investment in an excellent re-sale location. Tidy as a pin and meticulously maintained. Recent updates include new windows, kitchen cabinets, hard wood floors, and so much more. The private back yard is fully fenced, perfect for pets, and kids with an awesome deck to boot. Loads of natural sunshine and evening sunsets make this a hidden gem! Come check it out!