

Presented by:  
**Tanya Rankin**

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Williams Lake (Zone 27), Esler/Dog Creek

**MLS# N227496**

Residential Detached

**105 GIBBON RD, V2G 3N1**

**Active**



List Price: \$202,000

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	3	PID:	011-555-661
Depth/Size:		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:	\$1,715 (2012)
Flood Plain:	No	Zoning:	R1		
View:	Y - WILLIAMS LAKE				
Serv. Connected:	Electricity, Natural Gas, Septic, Water				

Style of Home:	2 Storey	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single, Open
Exterior:	Wood		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Title to Land:	Freehold NonStrata
Flooring:	Vinyl/Linoleum, Wall/Wall/Mixed	Seller's Interest:	Registered Owner
Water Supply:	Well - Drilled	Mortgage Info:	\$0
Heat/Fuel:	Forced Air, Natural Gas		
No. of Fireplaces:	2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:	Gas - Natural		Out Buildings:
Outdoor Area:	Sundeck(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL 17123 LT 10 DL 5724 LD 05  
Amenities: None  
Site Influences: Private Setting, Private Yard  
Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'10 X 17'	Bsmt	Other	11'3 X 8'6			X
Main F.	Kitchen	12' X 9'9			X			X
Main F.	Entrance Hall	12'10 X 5'			X			X
Main F.	Dining	8' X 9'9			X			X
Main F.	Master Bedroom	19'10 X 10'6			X			X
Main F.	Bedroom	9'9 X 9'4			X			X
Bsmt	Recreation Room	22' X 11'			X			X
Bsmt	Laundry	9'10 X 9'			X			X
Bsmt	Workshop	7' X 14'4			X			
Bsmt	Bedroom	10'10 X 9'			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt:	1,150	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	1,150	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	1,150	8

Total # Rooms: 11  
# Kitchens: 1  
Finished Levels: 2  
Crawl/Bsmt Height: 4  
Basement Area: Full, Fully Finished  
Suite: None

Listing Broker(s): Tanya Rankin Ltd

Wonderful sunny location on large private lot just minutes to town. This well cared for family home has 2 bedrooms up and 2 down perfect for the growing family. Each floor with its own bathroom and a wonderful large family room downstairs which is perfect for kids. Dad will love the enclosed shop/garage for a hobby room or man cave. Incredible backyard with privacy and room for kids to dream and play. Located within close proximity to Crown Land perfect for trails, ATV and more. Come check it out!