

Presented by:  
**Tanya Rankin**

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Williams Lake (Zone 27), Williams Lake - City **MLS# N225558** Residential Attached  
**# 2 32 LAKEVIEW AV, V2G 1B3** **Active**



List Price:	\$142,500	Previous Price:	\$154,900
Subdiv/Complex:			
Frontage:	33.00	Approx Yr Blt:	1996
Depth/Size:	120	PID:	023-629-266
Lot SqFt:	0	Type:	1/2 Duplex
Exposure:		Age at List Date:	17
Stories in Bldg:		Bedrooms:	2
Flood Plain:	No	Bathrooms:	1
Meas. Type:	Feet	Full Baths:	1
Fixtures Lsd:	N	Half Baths:	0
Fixt Removed:	N	Taxes:	\$1,543 (2012)
View:	Y - WILLIAMS LAKE	If New GST/HST Incl:	No
		Tax Incl Utilities:	No
		Apprvl Req:	

Style of Home:	1 Storey	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Open
Exterior:	Vinyl		
Rain Screen:		R/I Plumbing:	
Type of Roof:	Asphalt		
Renovations:		Dist to Public Trans:	Dist to School/Bus:
Flooring:	Vinyl/Linoleum, Wall/Wall/Mixed	Units in Development:	Total Units in Strata:
Water Supply:	City/Municipal	Locker:	
Heat/Fuel:	Forced Air, Natural Gas	Possession:	
No. of Fireplaces:	0	Title to Land:	Freehold Strata
Fireplace Fuel:		Seller's Interest:	Registered Owner
Outdoor Area:	Fenced Yard	Mortgage Info:	\$0
		Property Disclosure:	Y
Mngmt Co:		Bylaw Restrictions:	No Restrictions
Mngmt Ph:			
	Maint Fee:	\$0.00	

Maint Charge Incl:	
Legal:	PL PGS228 LT 2 DL 8816 LD 05 STRATA LOT AS SHOWN ON FORM 1.
Amenities:	None
Features Incl:	Clothes Washer/Dryer/Fridge/Stove/DW
Site Influences:	Central Location, Lane Access, Paved Road, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'10 X 12'						
Main F.	Dining	8'4 X 7'6						
Main F.	Kitchen	10' X 10'6						
Main F.	Master Bedroom	11'6 X 10'7						
Main F.	Bedroom	9' X 11'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	5	<b>Bathrooms</b>	
Finished Floor Area Main:	800	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	Crawl	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	800	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	800			8	

Listing Broker(s): Tanya Rankin Ltd

Affordable, easy living, filled with tonnes of natural light and sunshine! Wonderful 2 bedroom home on full 7' crawl space - unreal storage! Open concept floor plan makes this 800 sq ft home feel spacious and roomy. New hot water tank and updated counter tops make this little gem move in ready. Come check it out!