

Presented by:
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Williams Lake (Zone 27), Williams Lake - City Residential Detached
1360 N 11TH AV, V2G 3X2 **MLS# N227804**
Active



List Price: \$229,500

Complex/Subdiv:

Frontage: 65.00 ft	Bedrooms: 3	PID: 004-540-336
Depth/Size: 140.00	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 2	Approx Yr Blt: 1977
Rear Yard Exp:	Half Baths: 1	Age at List Date: 36
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,498 (2012)
Flood Plain: No	Zoning: R1	

View: Y - MOUNTAINS & VALLEY
 Serv. Connected: Natural Gas, Sanitary Sewer, Water

Style of Home: Basement Entry	Total Parking: Covered Parking:
Construction: Frame - Wood	Parking Access:
Foundation: Concrete Perimeter	Parking Facilities: Open, Garage; Single
Exterior: Aluminum	
Rainscreen:	R/I Plumbing: Dist to Public Trans: Dist to School Bus:
Type of Roof: Asphalt	Possession:
Renovations:	Reno Year: Title to Land: Freehold NonStrata
Flooring: Laminate, Tile	Seller's Interest: Registered Owner
Water Supply: City/Municipal	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: Patio(s) & Deck(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed: N	

Legal: PL 21066 LT 32 DL 8848 LD 05
 Amenities: None
 Site Influences: Central Location, Paved Road, Recreation Nearby
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'8 X 13'8			X			X
Main F.	Kitchen	12' X 12'			X			X
Main F.	Dining	12'6 X 9'2			X			X
Main F.	Bedroom	9'6 X 11'			X			X
Main F.	Bedroom	9'1 X 11'			X			X
Main F.	Master Bedroom	11'1 X 12'1			X			X
Bsmt	Entrance Hall	11'2 X 6'2			X			X
Bsmt	Laundry	7' X 8'6			X			X
Bsmt	Family Room	16'8 X 13'			X			X
Bsmt	Office	8'10 X 12'6			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,168	Total # Rooms: 10	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt: 813	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 1,981	Basement Area: Full, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 1,981		8

Listing Broker(s): Tanya Rankin Ltd

Wonderful family home in prime re-sale location! Located close to all levels of school, university and down town. Delightful, clean outdoor living with concrete patio and nicely tiered back yard. Private and spacious it's the perfect place to entertain or host a back yard barbecue. This home sparkles with new flooring, kitchen updates, and bathroom renos. Easy access basement entry with man cave and third bathroom directly off the single car garage. With 3 bedrooms on the main floor it's perfect for the growing family. Open concept kitchen with central island and eating area plus gas fireplace up and down! This home has it all. Come check it out!