

Presented by:
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Williams Lake (Zone 27), Williams Lake - City

MLS# N229604

Residential Detached

742 WESTERN AV, V2G 2J3

Active



List Price: \$209,500

Complex/Subdiv:

Frontage:	67.50 ft	Bedrooms:	3	PID:	012-179-302
Depth/Size:	111	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	1966
Rear Yard Exp:		Half Baths:	0	Age at List Date:	47
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,114 (2012)
Flood Plain:	No	Zoning:	R1		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Det.Grge/Carport, Open
Exterior:	Vinyl		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Reno Year:	
Flooring:	Laminate, 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:	
Fireplace Fuel:		Property Disclosure:	Y
Outdoor Area:	Fenced Yard, Patio(s)	Out Buildings:	
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL 14125 LT 7 BLK 1 DL 588 LD 05
Amenities: None
Site Influences: Central Location, Paved Road, Recreation Nearby
Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10'8" X 8'3"	Bsmt	Hobby Room	10'10" X 11'			
Main F.	Dining	11'8" X 9'						
Main F.	Living Room	16' X 11'6"						
Main F.	Bedroom	10'2" X 8'2"						
Main F.	Master Bedroom	12'4" X 10'2"						
Main F.	Bedroom	8'4" X 9'						
Main F.	Entrance Hall	3'8" X 5'						
Bsmt	Laundry	17'2" X 8'2"						
Bsmt	Recreation Room	23' X 11'2"						
Bsmt	Office	11' X 9'						

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,110	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	1,110	4
Total Finished Floor SqFt:	2,220	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	2,220	8

Listing Broker(s): Tanya Rankin Ltd

Adorable, affordable, easy living close to all levels of school and university plus walking distance to town. Top to bottom tidy and so well cared for this one owner home has been showered with love - updated windows, roof, furnace, hot water tank, and so much more. Owner states original hardwood floors under carpet! Level backyard with alley access, plus detached 21 x 13 single bay garage. 3 bedrooms on the main with potential for 2 more in the basement plus 2 full baths. This little gem is just waiting for a new family to make her sparkle! Come check it out!