

Presented by:
Tanya Rankin

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Williams Lake (Zone 27), Williams Lake - City

MLS# N230814

Residential Detached

1295 N 12TH AV, V2G 3X5

Active



List Price: \$219,500

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	4	PID:	009-605-991
Depth/Size:		Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	1975
Rear Yard Exp:		Half Baths:	1	Age at List Date:	38
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,520 (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:	Carport; Single, Open
Exterior:	Brick, Stucco		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Title to Land:	Freehold NonStrata
Flooring:	Wall/Wall/Mixed	Seller's Interest:	Registered Owner
Water Supply:	City/Municipal	Mortgage Info:	\$0
Heat/Fuel:	Baseboard, Electric, Forced Air		
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 43 DL 8848 LD 05
Amenities: None
Site Influences: Central Location, Paved Road
Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	11'3" X 12'3"	Bsmt	Recreation Room	16'7" X 18'6"			X
Main F.	Dining	9' X 11'3"						X
Main F.	Living Room	13'6" X 18'9"						X
Main F.	Bedroom	7'2" X 10'4"						X
Main F.	Bedroom	9'2" X 6'4"						X
Main F.	Master Bedroom	11'2" X 12'10"						X
Bsmt	Bedroom	8' X 10'8"						X
Bsmt	Hobby Room	17'4" X 11'2"						X
Bsmt	Laundry	8'6" X 4'5"						
Bsmt	Entrance Hall	5'8" X 18'						

Floor Area (SqFt):		Total # Rooms:	11	Bathrooms	1 4 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	1,265	# Kitchens:	1		2 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2		3 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down:	0	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	1,200	Basement Area:	Full, Fully Finished		5
Total Finished Floor SqFt:	2,465				6
Unfinished Floor:	0	Suite:	None		7
Grand Total Floor Area:	2,465				8

Listing Broker(s): Tanya Rankin Ltd

Great family home in excellent resale location situated on large coner lot which offers privacy plus a great space for kids to play. Easy maintenance yard is fully equipped with underground irrigation and fenced. This spacious 3 bdrmhme has the option of 2 addition bdrms down and possible suite potential. Updated appliances in this roomy kitchen making cooking a treat. Wonderful covered patio is perfect for relaxing and entertaining. Come check it out!