

Presented by:
Tanya Rankin

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Williams Lake (Zone 27), Williams Lake - City

MLS# N231737

Residential Detached

357 N 4TH AV, V2G 2E2

Active



List Price: **\$164,000**

Complex/Subdiv:

Frontage:	66.00 ft	Bedrooms:	4	PID:	013-578-855
Depth/Size:	132	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	9999
Rear Yard Exp:		Half Baths:	0	Age at List Date:	999
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$1,783 (2013)
Flood Plain:	No	Zoning:	R1		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home: **Rancher/Bungalow w/Bsmt.**

Construction: **Frame - Wood**

Foundation: **Concrete Perimeter**

Exterior: **Other**

Rainscreen: R/I Plumbing:

Type of Roof: **Asphalt**

Renovations: **Laminate, Wall/Wall/Mixed, Vinyl/Linoleum**

Flooring: **City/Municipal**

Water Supply: **Forced Air, Natural Gas**

Heat/Fuel: **0** R/I Fireplaces:

No. of Fireplaces: **0**

Fireplace Fuel: **Sundeck(s), Fenced Yard**

Outdoor Area: **Sundeck(s), Fenced Yard**

Pad Rental: **N**

Fixtures Leas: **N**

Fixt Removed: **N**

Total Parking:

Covered Parking:

Parking Access:

Parking Facilities: **Open**

Dist to Public Trans:

Dist to School Bus:

Possession:

Title to Land: **Freehold NonStrata**

Seller's Interest: **Registered Owner**

Mortgage Info: **\$0**

Property Disclosure: **Y**

Out Buildings:

Legal: **LOT 5 BLK 3 DL 71 CDP 5884**

Amenities: **None**

Site Influences: **Lane Access, Marina Nearby, Paved Road**

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10' X 9'6"			X			X
Main F.	Living Room	17'6" X 10'			X			X
Main F.	Master Bedroom	15' X 10'			X			X
Main F.	Bedroom	0' X 0'			X			X
Bsmt	Family Room	17' X 9'			X			X
Bsmt	Laundry	13'6" X 8'			X			X
Bsmt	Bedroom	8'6" X 11'			X			X
Bsmt	Bedroom	15' X 14'			X			X
		X			X			
		X			X			

Floor Area (SqFt):

Main Floor Area SqFt: **830**

Finished Floor Up SqFt: **0**

Finished Floor Down: **0**

Finished Floor Bsmt SqFt: **830**

Total Finished Floor SqFt: **1,660**

Unfinished Floor: **0**

Grand Total Floor Area: **1,660**

Total # Rooms: **8**

Kitchens: **1**

Finished Levels: **2**

Crawl/Bsmt Height:

Basement Area: **Full, Fully Finished**

Suite: **None**

Bathrooms:

1 **4 Piece; Ensuite: N; Level: Main F.**

2 **3 Piece; Ensuite: N; Level: Bsmt**

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Listing Broker(s) **Tanya Rankin Ltd**

Wonderful investment opportunity or perfect home for downsizing in this, prime, desirable 4th Avenue location. Located just below the hospital and within walking distance to down town and all amenities. This home has suite potential with separate outside entry, upstairs and downstairs laundry facilities, extra large lot for parking and previously suited (according to Seller rough in is still in the wall). Great street appeal, covered deck and a little old world charm makes this little house is a gem. Come check it out!