

Presented by:  
**Tanya Rankin**

Tanya Rankin  
Phone: (250) 392-0371 Cell: (250)392-0371  
Email: [tanya@tanyarankin.com](mailto:tanya@tanyarankin.com)  
Website: <http://www.williamslakerealestate.com>

Williams Lake (Zone 27), Williams Lake - City

**MLS# N231266**

Residential Detached

**916 N 2ND AV, V2G 4H5**

**Active**



List Price: **\$207,500**

Complex/Subdiv:

Frontage:	<b>0.00 ft</b>	Bedrooms:	<b>5</b>	PID:	<b>008-316-970</b>
Depth/Size:		Bathrooms:	<b>2</b>	Type:	<b>House/Single Family</b>
Lot Area SqFt:	<b>0.00</b>	Full Baths:	<b>2</b>	Approx Yr Blt:	<b>1979</b>
Rear Yard Exp:		Half Baths:	<b>0</b>	Age at List Date:	<b>34</b>
Meas Type:	<b>Feet</b>	If New GST/HST Incl:		Taxes:	<b>\$2,038 (2012)</b>
Flood Plain:	<b>No</b>	Zoning:	<b>R1</b>		
View:	<b>N</b>				
Serv. Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>				

Style of Home: **Split Entry, 2 Storey**

Construction: **Frame - Wood**

Foundation: **Concrete Perimeter**

Exterior: **Wood**

Rainscreen: R/I Plumbing:

Type of Roof: **Asphalt**

Renovations: **Partly**

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

Water Supply: **City/Municipal**

Heat/Fuel: **Forced Air, Natural Gas**

No. of Fireplaces: **1** R/I Fireplaces:

Fireplace Fuel: **Wood**

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

Pad Rental:

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: **PL 24177 LT 29 DL 71 LD 05**

Amenities: **None**

Site Influences: **Central Location, Paved Road**

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'9 X 14'6	Bsmt	Eating Area	6'6 X 6'6			X
Main F.	Kitchen	10' X 10'8			X			X
Main F.	Eating Area	9' X 10'			X			X
Main F.	Master Bedroom	9'10 X 12'			X			X
Main F.	Bedroom	11'4 X 9'10			X			X
Main F.	Bedroom	9' X 9'10			X			X
Bsmt	Kitchen	11' X 14'			X			X
Bsmt	Living Room	13' X 11'			X			X
Bsmt	Bedroom	14'10 X 10'10			X			
Bsmt	Bedroom	10'10 X 13'2			X			

**Floor Area (SqFt):**

Main Floor Area SqFt: **1,070**

Finished Floor Up SqFt: **0**

Finished Floor Down: **0**

Finished Floor Bsmt SqFt: **1,050**

Total Finished Floor SqFt: **2,120**

Unfinished Floor: **0**

Grand Total Floor Area: **2,120**

Total # Rooms: **11**

# Kitchens: **2**

Finished Levels: **2**

Crawl/Bsmt Height:

Basement Area: **Full, Fully Finished**

Suite: **Unauthorized Suite**

**Bathrooms:**

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

2 **4 Piece; Ensuite: N; Level: Bsmt**

3

4

5

6

7

8

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

**Investment opportunity in the heart of Cariboo Country! Easy walking distance to down town on nice level lot. It makes the mortgage easy with near new 2 bedroom in-law suite renting at \$500/month. Upstairs is currently rented \$800/month. Each unit has independent laundry facilities and full kitchen. Updated windows and flooring throughout, updated furnace plus timber beam entry gives this home a street appeal. Affordable, efficient, living... Come check it out!**