

Presented by:
Tanya Rankin

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Williams Lake (Zone 27), Williams Lake - City

MLS# N230861

Residential Detached

1380 N 11TH AV, V2G 3X2

Active



List Price: **\$219,900**

Complex/Subdiv:

Frontage:	65.00 ft	Bedrooms:	3	PID:	009-605-924
Depth/Size:		Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	1	Approx Yr Blt:	1973
Rear Yard Exp:		Half Baths:	2	Age at List Date:	40
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,345 (2012)
Flood Plain:	No	Zoning:	R1		
View:	Y - VALLEY & MOUNTAINS				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	Basement Entry	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single
Exterior:	Aluminum		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt		
Renovations:		Reno Year:	Possession:
Flooring:	Laminate, Vinyl/Linoleum		Freehold NonStrata
Water Supply:	City/Municipal		Registered Owner
Heat/Fuel:	Forced Air, Natural Gas		\$0
No. of Fireplaces:	2	R/I Fireplaces:	Mortgage Info:
Fireplace Fuel:	Wood		\$0
Outdoor Area:	Patio(s)	Property Disclosure:	Y
Pad Rental:		Out Buildings:	
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: **PL 21066 LT 30 DL 8848 LD 05**
Amenities: **None**
Site Influences: **Central Location, Paved Road, Treed**
Features Incl: **Refrigerator, Stove, Dishwasher**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	11' X 11'5			X			X
Main F.	Dining	10' X 11'			X			X
Main F.	Living Room	13'6 X 15'4			X			X
Main F.	Master Bedroom	11'6 X 13'			X			X
Main F.	Bedroom	10' X 10'10			X			X
Main F.	Bedroom	10' X 10'			X			X
Bsmt	Entrance Hall	7'4 X 6'			X			X
Bsmt	Family Room	23'5 X 16'			X			X
		X			X			
		X			X			

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms:	
Main Floor Area SqFt:	1,160	# Kitchens:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2	2	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	Crawl/Bsmt Height:		3	2 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt:	800	Basement Area:	Part, Fully Finished	4	
Total Finished Floor SqFt:	1,960	Suite:	None	5	
Unfinished Floor:	0			6	
Grand Total Floor Area:	1,960			7	
				8	

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

Efficient, spacious, kitchen with open floor plan, lots of counter space, easy access to backyard and wonderfully updated throughout. You'll enjoy the stamped concrete patio and privacy this deck space offers! Modern, fresh and vibrant on the inside, with great use of color! The neutral laminate flooring gives this home just a little taste of something different. Kids will have a delight as they explore the back yard and play house for hours of fun. Centrally located and walking distance to university, schools and close proximity to wonderful trail network. Come check it out!