

Presented by:  
**Tanya Rankin**

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Williams Lake (Zone 27), Williams Lake - City

**MLS# N230860**

Residential Detached

**860 WESTERN AV, V2G 2J4**

**Active**



List Price: **\$179,500**

Complex/Subdiv:

Frontage:	<b>70.00 ft</b>	Bedrooms:	<b>6</b>	PID:	<b>011-884-193</b>
Depth/Size:	<b>123.90</b>	Bathrooms:	<b>2</b>	Type:	<b>House/Single Family</b>
Lot Area SqFt:	<b>0.00</b>	Full Baths:	<b>1</b>	Approx Yr Blt:	<b>1976</b>
Rear Yard Exp:		Half Baths:	<b>1</b>	Age at List Date:	<b>37</b>
Meas Type:	<b>Feet</b>	If New GST/HST Incl:		Taxes:	<b>\$2,070 (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: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Foundation: **Concrete Perimeter**  
Exterior: **Vinyl**  
Rainscreen:  
Type of Roof: **Asphalt**  
Renovations:  
Flooring: **Vinyl/Linoleum, Wall/Wall/Mixed**  
Water Supply: **City/Municipal**  
Heat/Fuel: **Forced Air, Natural Gas**  
No. of Fireplaces: **0**  
Fireplace Fuel: **None**  
Outdoor Area: **Sundeck(s)**  
Pad Rental:  
Fixtures Leas: **N**  
Fixt Removed: **N**

R/I Plumbing:

Reno Year:

R/I Fireplaces:

Total Parking:

Parking Access:

Parking Facilities: **Open**

Covered Parking:

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 16112 LT 7 DL 588 LD 05**  
Amenities: **Storage**  
Site Influences: **Central Location, Paved Road**  
Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10'7 X 8'	Bsmt	Bedroom	9'6 X 7'6			X
Main F.	Dining	8' X 7'10	Bsmt	Bedroom	9'5 X 10'10			X
Main F.	Living Room	12'8 X 14'8	Bsmt	Bedroom	7' X 11'9			X
Main F.	Master Bedroom	11'2 X 15'	Bsmt	Laundry	8' X 7'			X
Main F.	Bedroom	9' X 11'			X			X
Main F.	Bedroom	11'3 X 9'			X			X
Main F.	Entrance Hall	8' X 4'3			X			X
Bsmt	Recreation Room	14' X 16'6			X			X
Bsmt	Entrance Hall	7' X 15'			X			
Bsmt	Storage	6'8 X 7'8			X			

**Floor Area (SqFt):**

Main Floor Area SqFt: **1,150**  
Finished Floor Up SqFt: **0**  
Finished Floor Down: **0**  
Finished Floor Bsmt SqFt: **1,150**  
Total Finished Floor SqFt: **2,300**

Total # Rooms: **14**  
# Kitchens: **1**  
Finished Levels: **2**  
Crawl/Bsmt Height:  
Basement Area: **Full, Partly Finished**

**Bathrooms:**

1 **2 Piece; Ensuite: Y; Level: Main F.**  
2 **4 Piece; Ensuite: N; Level: Main F.**  
3  
4  
5  
6  
7  
8

Unfinished Floor: **0**  
Grand Total Floor Area: **2,300**

Suite: **None**

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

**So much value, inside this spacious home! The level yard, and driveway makes this an easy maintenance, centrally located escape. Close to all levels of school and backing onto the old school playground - nice for kids to go play soccer or baseball. This little gem offers a lot more than meets the eye with 3 bdrms up and 3 down. Step out of the sliding doors to enjoy an evening out on the private deck with friends and family or sink into your own private spa. Roof was recently re-done in August. Come check it out!**