

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 Residential Detached  
**1335 N 11TH AV, V2G 2N1** **MLS# N232739**  
**Active**



List Price: **\$309,000**

---

Complex/Subdiv:

Frontage: <b>75.00 ft</b>	Bedrooms: <b>4</b>	PID: <b>009-607-510</b>
Depth/Size: <b>120</b>	Bathrooms: <b>3</b>	Type: <b>House/Single Family</b>
Lot Area SqFt: <b>0.00</b>	Full Baths: <b>2</b>	Approx Yr Blt: <b>1974</b>
Rear Yard Exp:	Half Baths: <b>1</b>	Age at List Date: <b>40</b>
Meas Type: <b>Feet</b>	If New GST/HST Incl:	Taxes: <b>\$3,314 (2013)</b>
Flood Plain: <b>No</b>	Zoning: <b>R1</b>	
View: <b>N</b>		
Serv. Connected: <b>Community, Electricity, Natural Gas, Sanitary Sewer, Water</b>		

Style of Home: <b>Split Entry</b>	Total Parking:	Covered Parking:
Construction: <b>Frame - Wood</b>	Parking Access:	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Carpport; Single, Open</b>	
Exterior: <b>Vinyl</b>	R/I Plumbing:	Dist to Public Trans:
Rainscreen:	Reno Year:	Dist to School Bus:
Type of Roof: <b>Asphalt</b>		
Renovations:	Title to Land: <b>Freehold NonStrata</b>	
Flooring: <b>Laminate, Vinyl/Linoleum</b>	Seller's Interest: <b>Registered Owner</b>	
Water Supply: <b>City/Municipal</b>	Mortgage Info: <b>\$0</b>	
Heat/Fuel: <b>Forced Air, Natural Gas</b>	Property Disclosure: <b>Y</b>	
No. of Fireplaces: <b>1</b>	R/I Fireplaces:	Out Buildings:
Fireplace Fuel: <b>Wood</b>		
Outdoor Area: <b>Fenced Yard, Patio(s) &amp; Deck(s)</b>		
Pad Rental:		
Fixtures Leas: <b>N</b>		
Fixt Removed: <b>N</b>		

Legal: **PL 21066 LT 4 DL 8848 LD 05**

Amenities: **None**

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

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	15' X 10'	Bsmt	Gym	19'6" X 9'6"			X
Main F.	Eating Area	10' X 9'	Bsmt	Laundry	7' X 9'			X
Main F.	Family Room	12' X 13'4"	Bsmt	Living Room	6' X 14'6"			X
Main F.	Living Room	17' X 14'	Bsmt	Kitchen	4' X 8'			X
Main F.	Dining	9' X 11'	Bsmt	Bedroom	10' X 13'			X
Main F.	Entrance Hall	10' X 5'			X			X
Main F.	Bedroom	10' X 8'			X			X
Main F.	Master Bedroom	11' X 11'9"			X			X
Main F.	Bedroom	9' X 10'			X			X
Bsmt	Recreation Room	16' X 16'3"			X			X

<b>Floor Area (SqFt):</b>		<b>Bathrooms:</b>
Main Floor Area SqFt: <b>1,500</b>	Total # Rooms: <b>15</b>	1 <b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Up SqFt: <b>0</b>	# Kitchens: <b>2</b>	2 <b>4 Piece; Ensuite: N; Level: Bsmt</b>
Finished Floor Down: <b>0</b>	Finished Levels: <b>2</b>	3 <b>2 Piece; Ensuite: N; Level: Bsmt</b>
Finished Floor Bsmt SqFt: <b>1,500</b>	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: <b>3,000</b>	Basement Area: <b>Full, Fully Finished</b>	5
	Suite: <b>Unauthorized Suite</b>	6
Unfinished Floor: <b>0</b>		7
Grand Total Floor Area: <b>3,000</b>		8

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

**Rare and unique this home has room & opportunity to develop a home based business plus add a little extra to your income with a 1 bedroom in-law suite! Incredible lot and location within walking distance to all level of school including university plus backing onto park land! Spacious open concept, updated kitchen is a wonderful gathering space for family and outdoor entertaining. The deck and fully fenced backyard offer immense privacy for "in town" living. You'll love the main floor family room for kids and TV while curled up close by with a cozy fireplace in the living room. The home based gym is a fabulous escape for anyone trying to squeeze in a little "me" time! Updated windows, roof, flooring and so much more!**