

Presented by:
Tanya Rankin

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Williams Lake (Zone 27), Esler/Dog Creek

MLS# N232822

Residential Detached

1005 BALSAM ST, V2G 3M6

Active



List Price: **\$202,000**

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	4	PID:	011-556-501
Depth/Size:		Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	1975
Rear Yard Exp:		Half Baths:	0	Age at List Date:	39
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$1,519 (2013)
Flood Plain:	No	Zoning:	R1		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Septic, Water				

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

Construction: **Frame - Wood**

Foundation: **Concrete Perimeter**

Exterior: **Aluminum**

Rainscreen:

Type of Roof: **Asphalt**

Renovations:

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

Water Supply: **Well - Drilled**

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**

Dist to Public Trans:

Possession:

Title to Land: **Freehold NonStrata**

Seller's Interest: **Registered Owner**

Mortgage Info: **\$0**

Property Disclosure: **Y**

Out Buildings:

Covered Parking:

Dist to School Bus:

Legal: **LT 16 DL 5724 CD PL 17123**

Amenities: **None**

Site Influences: **Paved Road**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	9' X 13'			X			X
Main F.	Dining	10' X 8'			X			X
Main F.	Living Room	13'4 X 19'6			X			X
Main F.	Bedroom	10' X 7'10			X			X
Main F.	Master Bedroom	13'5 X 11'			X			X
Main F.	Bedroom	10'2 X 8'9			X			X
Bsmt	Games Room	10'6 X 12'			X			X
Bsmt	Recreation Room	20' X 12'6			X			X
Bsmt	Bedroom	14'6 X 10'6			X			
Bsmt	Utility	11' X 13'			X			

Floor Area (SqFt):

Main Floor Area SqFt: **1,120**

Finished Floor Up SqFt: **0**

Finished Floor Down: **0**

Finished Floor Bsmt SqFt: **1,120**

Total Finished Floor SqFt: **2,240**

Unfinished Floor: **0**

Grand Total Floor Area: **2,240**

Total # Rooms: **10**

Kitchens: **1**

Finished Levels: **2**

Crawl/Bsmt Height:

Basement Area: **Full, Fully Finished**

Suite: **None**

Bathrooms:

1 **5 Piece; Ensuite: N; Level: Main F.**

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

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5

6

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

Affordable, updated, 4 bedroom, family home backing onto Crown Land with easy access to great trail network including quad trails to famous Chimney Lake! This backyard is fully fenced with an extensive garden area and plenty of room for a kids playground paradise. Mature trees and abundant privacy both inside and out. Recently renovated bathrooms and fresh crisp paint including kitchen cupboards all help make this little gem sparkle. Close by are 2 amazing elementary schools, great neighborhood and minutes to town. Come check it out!