

Presented by:  
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Williams Lake (Zone 27), Williams Lake - City Residential Detached  
**650 N 5TH AV, V2G 2G6** **MLS# N231892** **Active**



List Price: **\$238,000**

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Complex/Subdiv:

Frontage: <b>0.00 ft</b>	Bedrooms: <b>4</b>	PID: <b>012-177-466</b>
Depth/Size: <b>0.00</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>1970</b>
Rear Yard Exp:	Half Baths: <b>1</b>	Age at List Date: <b>43</b>
Meas Type: <b>Feet</b>	If New GST/HST Incl:	Taxes: <b>\$2,677 (2013)</b>
Flood Plain: <b>No</b>	Zoning: <b>R1</b>	

View: **Y - MOUNTAINS**  
 Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: <b>Rancher/Bungalow w/ Bsmt.</b>	Total Parking: <b>6</b>	Covered Parking: <b>2</b>
Construction: <b>Frame - Wood</b>	Parking Access:	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Carpport; Multiple, RV Parking Avail.</b>	
Exterior: <b>Stucco</b>		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: <b>Asphalt</b>		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: <b>Laminate, Vinyl/Linoleum, Wall/Wall/Mixed</b>		Title to Land: <b>Freehold NonStrata</b>
Water Supply: <b>City/Municipal</b>		Seller's Interest: <b>Registered Owner</b>
Heat/Fuel: <b>Baseboard, Radiant, Hot Water</b>		Mortgage Info: <b>\$0</b>
No. of Fireplaces: <b>2</b>	R/I Fireplaces:	Property Disclosure: <b>Y</b>
Fireplace Fuel: <b>Wood</b>		Out Buildings:
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>		
Pad Rental:		
Fixtures Leas: <b>N</b>		
Fixt Removed: <b>N</b>		

Legal: **LOT 34 DL588 CDP 14148**

Amenities:

Site Influences: **Central Location, Private Yard, Treed**

Features Incl: **Dishwasher, Refrigerator, Stove, Clothes Washer/Dryer, Drapes/Window Coverings, Fireplace Insert, Freezer, Sprinkler - Inground, Security System, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 13'	Bsmt	Hobby Room	13' X 10'			X
Main F.	Dining	11'4 X 13'	Bsmt	Laundry	8' X 6'5			X
Main F.	Kitchen	11' X 11'	Bsmt	Storage	11' X 9'			X
Main F.	Eating Area	11' X 8'			X			X
Main F.	Master Bedroom	13'4 X 13'8			X			X
Main F.	Bedroom	10'10 X 12'			X			X
Main F.	Entrance Hall	6' X 7'			X			X
Bsmt	Bedroom	9'4 X 13'			X			X
Bsmt	Bedroom	10'6 X 11'5			X			X
Bsmt	Recreation Room	20' X 12'6			X			X

<b>Floor Area (SqFt):</b>		<b>Bathrooms:</b>
Main Floor Area SqFt: <b>1,400</b>	Total # Rooms: <b>13</b>	1 <b>3 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Up SqFt: <b>0</b>	# Kitchens: <b>1</b>	2 <b>2 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Down: <b>0</b>	Finished Levels: <b>2</b>	3 <b>3 Piece; Ensuite: N; Level: Bsmt</b>
Finished Floor Bsmt SqFt: <b>1,400</b>	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: <b>2,800</b>	Basement Area: <b>Full</b>	5
	Suite: <b>None</b>	6
Unfinished Floor: <b>0</b>		7
Grand Total Floor Area: <b>2,800</b>		8

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

**Tranquility flows throughout this prime central location minutes walk to hospital, all levels of school and town with a view that makes you feel as if you're a million miles away. This exclusive extra large lot and setting is hard to find and rarely available - so peaceful and private you'll truly hear the birds sing. Incredibly well cared for and filled with love from top to bottom with new roof, instant hot water heat and boiler system. Updated hotwater tank, furnace, gutters & facia. Lots of extra parking, plus double car carport and workshop. With tons of natural sunshine and large oversized windows you're sure to enjoy curling up, lighting the fire and embracing the toastiness of wonderful, warm, wood heat! Come check it out!**