

Presented by:
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Williams Lake (Zone 27), Williams Lake - City

MLS# N234812

Residential Detached

660 BOITANIO ST, V2G 1W2

Active



List Price: \$257,500

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	3	PID:	004-302-141
Depth/Size:		Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	1	Approx Yr Blt:	1972
Rear Yard Exp:		Half Baths:	1	Age at List Date:	42
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,661 (2013)
Flood Plain:	No	Zoning:	R1		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	Rancher/Bungalow w/Bsmt.		Total Parking:	Covered Parking:
Construction:	Frame - Wood		Parking Access:	
Foundation:	Concrete Perimeter		Parking Facilities:	Carport; Single, Open, RV Parking Avail.
Exterior:	Aluminum			
Rainscreen:		R/I Plumbing:	Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Asphalt		Possession:	
Renovations:		Reno Year:	Title to Land:	Freehold NonStrata
Flooring:	Vinyl/Linoleum, Wall/Wall/Mixed		Seller's Interest:	Registered Owner
Water Supply:	City/Municipal		Mortgage Info:	\$0
Heat/Fuel:	Forced Air, Natural Gas			
No. of Fireplaces:	2	R/I Fireplaces:	Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural, Wood		Out Buildings:	
Outdoor Area:	Sundeck(s)			
Pad Rental:				
Fixtures Leas:	N			
Fixt Removed:	N			

Legal: LOT 10 DISTRICT LOT 588 CARIBOO DISTRICT PLAN 14148
Amenities: Storage
Site Influences: Central Location, Cul-de-Sac, Paved Road, Private Setting, Treed
Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	13'4" X 11'			X			X
Main F.	Living Room	13' X 13'10"			X			X
Main F.	Dining	11' X 11'8"			X			X
Main F.	Master Bedroom	10'7" X 12'			X			X
Main F.	Bedroom	10'7" X 9'8"			X			X
Main F.	Bedroom	9'6" X 12'2"			X			X
Bsmt	Recreation Room	22' X 13'3"			X			X
Bsmt	Laundry	10'9" X 10'9"			X			X
Bsmt	Utility	13'4" X 10'6"			X			
Bsmt	Other	20' X 16'6"			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,245	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	650	4
Total Finished Floor SqFt:	1,895	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	1,895	8

Listing Broker(s): Tanya Rankin Ltd

Rare opportunity to own in this amazing family-friendly location. Quiet neighbourhood just behind the hospital, and within walking distance of the university, middle and high schools. You'll love the overflow parking with alley/lane access to your fenced, private backyard. 3 bedrooms on the main floor, with a 2 pc ensuite off the master and a full 4 pc main bath. You will also love stepping out the French door onto your deck all summer long to take advantage of BBQ season! The basement family room, complete with wood-burning fireplace, is a perfect spot to cozy up. A single bay carport is an easy garage conversion if you need additional storage. Come and check it out!