

Presented by:
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Williams Lake (Zone 27), Williams Lake - City Residential Detached
320 N FOURTH AV, V2G 2E3 **MLS# N234979** **Active**



List Price: **\$214,500**

Complex/Subdiv:

Frontage: 66.00 ft	Bedrooms: 4	PID: 013-571-761
Depth/Size: 132	Bathrooms: 1	Type: House/Single Family
Lot Area SqFt: 8712.00	Full Baths: 1	Approx Yr Blt: 9999
Rear Yard Exp:	Half Baths: 0	Age at List Date: 999
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$1,852 (2013)
Flood Plain: No	Zoning: R2	
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: Open	
Exterior: Aluminum		
Rainscreen:	R/I Plumbing:	Dist to School Bus:
Type of Roof: Asphalt	Dist to Public Trans:	
Renovations:	Possession:	
Flooring: Hardwood, Vinyl/Linoleum, Wall/Wall/Mixed	Reno Year:	Title to Land: Freehold NonStrata
Water Supply: City/Municipal	Seller's Interest:	Registered Owner
Heat/Fuel: Forced Air, Natural Gas	Mortgage Info: \$0	
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: None	Out Buildings:	
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **LOT 15 BLOCK 2 DISTRICT LOT 71 CARIBOO DISTRICT PLAN 5884**

Amenities: **None**

Site Influences: **Central Location, Lane Access, Paved Road, Shopping Nearby**

Features Incl: **Dishwasher, Refrigerator, Stove, Air Conditioning**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Dining	13'3 X 6'			X			X
Main F.	Living Room	13' X 15'			X			X
Main F.	Kitchen	9' X 13'3			X			X
Main F.	Master Bedroom	10'9 X 12'6			X			X
Main F.	Bedroom	10' X 9'			X			X
Main F.	Bedroom	15' X 8'6			X			X
Bsmt	Family Room	23' X 13'			X			X
Bsmt	Utility	26' X 13'			X			X
Bsmt	Bedroom	11'6 X 10'6			X			X
		X			X			

Floor Area (SqFt):		Bathrooms:
Main Floor Area SqFt: 1,200	Total # Rooms: 9	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 1,100	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 2,300	Basement Area: Full, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,300		8

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

Charming, character home in wonderful, established neighbourhood. This quaint 4 bedroom delight is within walking distance of downtown and all levels of schooling, Kiwanis Park, and all the amenities that the urban-living lifestyle has to offer. Hardwood floors, arched beam, updated kitchen and bath are just a few of the things that make this home move-in ready. Basement theatre room/playroom/man-cave is ideal for whichever you're dreaming you need! Fantastic, fully-fenced yard with deck is perfect for pets, kids, and entertaining. If you are looking for a home that is filled with loads of love, come and check this out!