

Presented by:
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Williams Lake (Zone 27), Williams Lake - City Residential Detached
12 770 11TH AV, V2G 2M4 **MLS# N234664** **Active**



List Price: **\$54,500**

Complex/Subdiv:

Frontage:	Bedrooms:	2	PID:	800-084-988
Depth/Size:	Bathrooms:	1	Type:	Manufactured
Lot Area SqFt:	Full Baths:	1	Approx Yr Blt:	1983
Rear Yard Exp:	Half Baths:	0	Age at List Date:	31
Meas Type:	If New GST/HST Incl:		Taxes:	\$521 (2013)
Flood Plain:	Zoning:	MHP		
View:		N		
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water			

Style of Home: Manufactured/Mobile	Total Parking:	Covered Parking:
Construction: Manufactured/Mobile	Parking Access:	
Foundation: None	Parking Facilities: Carport; Single, Open	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 8
Type of Roof: Metal		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Laminate, Vinyl/Linoleum, Wall/Wall/Mixed		Title to Land: Other
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Electric		Out Buildings:
Outdoor Area: Patio(s)		
Pad Rental: \$310.00		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **MHR# 57554 CSA# 424546**

Amenities: **None**

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

Features Incl: **Refrigerator, Storage Shed, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10' X 9'			X			X
Main F.	Living Room	13'3 X 14'8			X			X
Main F.	Dining	7'8 X 9'			X			X
Main F.	Entrance Hall	7'2 X 9'3			X			X
Main F.	Bedroom	11' X 10'			X			X
Main F.	Master Bedroom	10' X 13'			X			X
Main F.	Family Room	19'2 X 7'3			X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 924	Total # Rooms: 7	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2
Finished Floor Down: 0	Finished Levels: 1	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 924	Basement Area: None	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 924		8

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

Delightful, meticulous and move in ready! This is a house you want to call home! Wonderfully updated and so well cared for. Double french doors lead out onto the deck, a great spot to sit and enjoy the sunshine. With 2 generous bedrooms, plus awesome family room and entry addition you feel like you've got room for everyone. This is an amazing low cost living home with minimal maintenance required. Come check it out!