

Presented by:
Tanya Rankin

Tanya Rankin
 Phone: (250) 392-0371 Cell: (250)392-0371
 Email: tanya@tanyarankin.com
 Website: <http://www.williamslakerealestate.com>

Williams Lake (Zone 27), Williams Lake - City

MLS# N236435

Residential Detached

1945 S BROADWAY AV, V2G 5G8

Active



List Price: **\$362,500**

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 026-198-801
Depth/Size: 0.00	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 2	Approx Yr Blt: 9999
Rear Yard Exp: 0	Half Baths: 0	Age at List Date: 999
Meas Type: Feet	If New GST/HST Incl: R1	Taxes: \$3,708 (2013)
Flood Plain: No	Zoning: R1	
View: Y - MOUNTAINS AND LAKE		
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Foundation: **Concrete Perimeter**
 Exterior: **Wood**
 Rainscreen:
 Type of Roof: **Asphalt**
 Renovations:
 Flooring: **Laminate, Wall/Wall/Mixed**
 Water Supply: **City/Municipal**
 Heat/Fuel: **Forced Air, Natural Gas**
 No. of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Outdoor Area: **Patio(s) & Deck(s)**
 Pad Rental:
 Fixtures Leas: **N**
 Fixt Removed: **N**

R/I Plumbing:

Reno Year:

R/I Fireplaces:

Total Parking:

Parking Access:

Parking Facilities: **Garage; Double**

Covered Parking:

Dist to Public Trans:

Possession:

Title to Land: **Freehold NonStrata**

Seller's Interest: **Registered Owner**

Mortgage Info: **\$0**

Property Disclosure: **Y**

Out Buildings:

Legal: **LOT B DISTRICT LOT 8818 AND 8819 CARIBOO DISTRICT PLAN BCP15922**
 Amenities: **None**
 Site Influences: **Paved Road, Private Setting, Private Yard**
 Features Incl: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Dining	10' X 8'	Bsmt	Walk-In Closet	5'4' X 7'5'			X
Main F.	Living Room	10' X 14'	Bsmt	Mud Room	11'3' X 5'4'			X
Main F.	Eating Area	9' X 8'	Bsmt	Laundry	8'8' X 9'10'			X
Main F.	Kitchen	9' X 13'	Bsmt	Utility	10'6' X 12'2'			X
Main F.	Bedroom	10' X 11'	Bsmt	Storage	12' X 24'			X
Main F.	Entrance Hall	7' X 6'6"	Bsmt	Family Room	14' X 12'6"			X
Main F.	Bedroom	11' X 10'	Bsmt	Office	9' X 9'8"			X
Main F.	Master Bedroom	15' X 13'6"						X
Main F.	Walk-In Closet	10' X 4'6"						X
Bsmt	Bedroom	13'10' X 9'5"						X

Floor Area (SqFt):

Main Floor Area SqFt: **1,037**
 Finished Floor Up SqFt: **0**
 Finished Floor Down: **0**
 Finished Floor Bsmt SqFt: **537**
 Total Finished Floor SqFt: **1,574**

Total # Rooms: **17**
 # Kitchens: **1**
 Finished Levels: **2**
 Crawl/Bsmt Height:
 Basement Area: **Full, Partly Finished**

Bathrooms

1 **4 Piece; Ensuite: N; Level: Main F.**
 2 **4 Piece; Ensuite: Y; Level: Main F.**
 3
 4
 5
 6
 7
 8

Unfinished Floor: **500**
 Grand Total Floor Area: **2,074**

Suite: **None**

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

Quality Craftsman home in fabulous resale location. This adorable bungalow boasts street appeal and charm from the front sitting porch to the exquisite backyard escape. It is a tranquil paradise with an awesome ground-level deck and rare privacy. If you are looking for spotless and move-in ready, with quality construction, attention to detail, and a deluxe ensuite, this is it! 3 bedrooms on the main, 1 down, with a great basement for storage, plus home theatre. A double garage makes this package complete, so come and check it out!