

Presented by:  
**Tanya Rankin**

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

Williams Lake (Zone 27), Williams Lake - City

**MLS# N236910**

Residential Detached

**1210 CLARKE AV, V2G 2N5**

**Active**



List Price: \$279,900

Complex/Subdiv:

Frontage:	35.00 ft	Bedrooms:	4	PID:	010-043-276
Depth/Size:	134	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	1976
Rear Yard Exp:		Half Baths:	1	Age at List Date:	38
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,960 (2013)
Flood Plain:	No	Zoning:	R1		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	4 Level Split	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double, Open
Exterior:	Wood, Brick		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Reno Year:	
Flooring:	Hardwood, Vinyl/Linoleum, Wall/Wall/Mixed	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:	2	R/I Fireplaces:	
Fireplace Fuel:	Gas - Natural	Property Disclosure:	Y
Outdoor Area:	Patio(s) & Deck(s)	Out Buildings:	
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL 20355 LT 28 DL 8848 LD 05  
Amenities: None  
Site Influences: Central Location, Cul-de-Sac, Paved Road, Private Yard  
Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10' X 11'	Bsmt	Recreation Room	28' X 15'			X
Main F.	Eating Area	11' X 6'5	Bsmt	Utility	14' X 10'			X
Main F.	Entrance Hall	8' X 5'9						X
Main F.	Living Room	15' X 23'						X
Main F.	Dining	11'5 X 11'						X
Above	Bedroom	13' X 9'4						X
Above	Bedroom	11'10 X 11'						X
Above	Master Bedroom	12' X 16'6						X
Below	Bedroom	11'6 X 11'11						X
Below	Laundry	11'8 X 11'						X

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	12	<b>Bathrooms</b>	1 4 Piece; Ensuite: N; Level: Above
Main Floor Area SqFt:	800	# Kitchens:	1		2 2 Piece; Ensuite: Y; Level: Above
Finished Floor Up SqFt:	790	Finished Levels:	4		3 4 Piece; Ensuite: N; Level: Below
Finished Floor Down:	520	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	630	Basement Area:	Crawl, Part, Fully Finished		5
Total Finished Floor SqFt:	2,740				6
Unfinished Floor:	0	Suite:	None		7
Grand Total Floor Area:	2,740				8

Listing Broker(s): Tanya Rankin Ltd

Park-like privacy with amazing backyard and decks. This prime cul-de-sac setting is centrally located to all levels of school and university. The 4 level split offers architectural interest with 3 spacious bedrooms on the upper level each with their own garden door & access to deck. Master bedroom has a great walk-in closet plus ensuite. Double car garage is perfect for the long winters plus enters into a large hard working mud room. The lower level boasts an awesome man cave, movie night or teenager hang out. Come check it out!