

Presented by:  
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Williams Lake (Zone 27), Williams Lake - City MLS# N237845 Residential Detached  
**1060 MOON AV, V2G 4A6** **Active**



List Price: \$278,500

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 009-153-802
Depth/Size:	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 2	Approx Yr Blt: 1977
Rear Yard Exp:	Half Baths: 1	Age at List Date: 37
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,271 (2013)
Flood Plain: No	Zoning: R1	

View: Y - MOUNTAINS  
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to School Bus:
Type of Roof: Wood	Possession:	
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring: Vinyl/Linoleum, Wall/Wall/Mixed	Seller's Interest: Registered Owner	Mortgage Info: \$0
Water Supply: City/Municipal	Property Disclosure: Y	Out Buildings:
Heat/Fuel: Forced Air, Natural Gas		
No. of Fireplaces: 1	R/I Fireplaces: 1	
Fireplace Fuel: Wood		
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: LOT 103 DL 71 PL 22003 CD  
 Amenities: None  
 Site Influences: Central Location, Paved Road, Recreation Nearby, Treed  
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10' X 9'4	Above	Bedroom	10' X 10'9			X
Main F.	Living Room	13' X 19'						X
Main F.	Dining	10' X 10'8						X
Main F.	Family Room	20' X 12'6						X
Main F.	Laundry	10'6 X 8'						X
Main F.	Entrance Hall	9' X 9'						X
Main F.	Bedroom	20'6 X 12'3						X
Above	Master Bedroom	13'4 X 15'6						X
Above	Loft	10' X 9'6						X
Above	Bedroom	10'6 X 10'						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	1,570	Total # Rooms:	11
Finished Floor Up SqFt:	1,340	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	1,120	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	4,030	Basement Area:	Part, Partly Finished
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	4,030		

Listing Broker(s): Tanya Rankin Ltd

Architecturally-striking home, with custom feel in desirable resale location, with added privacy backing onto a school yard. Wonderfully laid out with grand central brick fireplace anchoring the heart of the home (perfect for your oversized Christmas tree!) Main floor offers both family and living rooms ideal for a busy household where everyone has their space while still being close. The upper balcony has a loft-like feeling with 3 bedrooms plus a bonus sitting area. The view across the valley to Westridge is unexpected and peaceful. Come and check it out!