

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# N238340 Residential Detached
413 MIDNIGHT DR, V2G 4E4 **Active**



List Price: \$216,500

Complex/Subdiv:

Frontage: 70.00 ft	Bedrooms: 4	PID: 007-246-595
Depth/Size: 120	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 8400.00	Full Baths: 1	Approx Yr Blt: 1979
Rear Yard Exp:	Half Baths: 1	Age at List Date: 35
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,594 (2013)
Flood Plain: No	Zoning: R1	

View: Y - MOUNTAIN AND VALLEY
 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: Carport; Multiple	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Laminate, 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: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Patio(s) & Deck(s), Fenced Yard		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: LOT 180 PL 22003 DL 71 LD 05
 Amenities: None
 Site Influences: Central Location, Paved Road
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 13'	Bsmt	Bedroom	10'2 X 8'7			X
Main F.	Dining	11' X 9'4						X
Main F.	Kitchen	10'10 X 11'						X
Main F.	Bedroom	9'4 X 9'7						X
Main F.	Entrance Hall	3'6 X 9'						X
Main F.	Bedroom	9'4 X 9'11						X
Main F.	Master Bedroom	10'10 X 11'11						X
Bsmt	Recreation Room	17' X 24'						X
Bsmt	Storage	8'4 X 10'5						X
Bsmt	Laundry	15'6 X 14'8						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,180	Total # Rooms: 11	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 1,180	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 2,360	Basement Area: Full, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,360		8

Listing Broker(s): Tanya Rankin Ltd

Lovely, well-kept family home, centrally located to all levels of schooling and only minutes' walk to the university. You'll love coming home to the double, covered parking and low maintenance, paved driveway...plus room to park your RV! Fresh paint, updated flooring and appliances with 4 bedrooms and 2.5 bathrooms - they'll all help make this home move-in ready. Enjoy the fully-fenced yard and back decks for summertime fun and entertaining. Ready for quick possession, come and check it out!