

Presented by:
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Williams Lake (Zone 27), Williams Lake - City MLS# N239618 Residential Detached
1565 N 11TH AV, V2G 3X3 **Active**



List Price: \$234,900

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 3	PID: 007-572-433
Depth/Size:	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: \$2,150 (2013)
Flood Plain: No	Zoning: R1	
View: Y - MOUNTAINS & 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: Garage; Single, Open
Exterior: Wood	
Rainscreen:	R/I Plumbing: Dist to Public Trans: Dist to School Bus:
Type of Roof: Asphalt	Possession:
Renovations:	Reno Year: Title to Land: Freehold NonStrata
Flooring: Hardwood, Laminate, Tile	Seller's Interest: Registered Owner
Water Supply: City/Municipal	Mortgage Info: \$0
Heat/Fuel: Forced Air, Natural Gas	
No. of Fireplaces: 2	R/I Fireplaces: Property Disclosure: Y
Fireplace Fuel: Wood	Out Buildings:
Outdoor Area: Patio(s) & Deck(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed: N	

Legal: PL 21066 LT 11 DL 8848 LD 05
 Amenities: None
 Site Influences: Lane Access, Paved Road
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	8'7 X 11'4			X			X
Main F.	Dining	8'2 X 11'3			X			X
Main F.	Living Room	16'3 X 12'5			X			X
Main F.	Bedroom	9' X 9'			X			X
Main F.	Bedroom	12'5 X 8'10			X			X
Main F.	Master Bedroom	11'4 X 12'2			X			X
Bsmt	Laundry	5' X 10'2			X			X
Bsmt	Family Room	15'9 X 12'6			X			X
Bsmt	Gym	10'5 X 10'3			X			X
Bsmt	Entrance Hall	9' X 9'2			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,123	Total # Rooms: 10	1 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Up SqFt: 0	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Bsmt SqFt: 728	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 1,851	Basement Area: Part, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 1,851		8

Listing Broker(s): Tanya Rankin Ltd

Quaint, country feeling in awesome family neighbourhood just minutes to town. This is an amazing location with easy and proximity to trails, perfect for walking, hiking and easily accessed from the entire Fox Mountain biking network. 3 bedroom rancher with character plus delightfully updated kitchen! Great decks both front and back are perfect for enjoying outdoor entertaining & lifestyle. Walking distance to all levels of school completes the package.