

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# N240087

Residential Detached

100 MIDNIGHT DR, V2G 4E7

Active



List Price: \$225,000

Complex/Subdiv:

Frontage:	71.00 ft	Bedrooms:	4	PID:	009-155-376
Depth/Size:	135	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	1978
Rear Yard Exp:		Half Baths:	1	Age at List Date:	36
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,428 (2013)
Flood Plain:	No	Zoning:	R1		
View:	Y - MOUNTAINS				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	Split Entry	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single, Open
Exterior:	Aluminum		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Title to Land:	Freehold NonStrata
Flooring:	Laminate, Vinyl/Linoleum, Wall/Wall/Mixed	Seller's Interest:	Registered Owner
Water Supply:	City/Municipal	Mortgage Info:	\$0
Heat/Fuel:	Forced Air, Natural Gas		
No. of Fireplaces:	0	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:			Out Buildings:
Outdoor Area:	Fenced Yard, Sundeck(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL 22003 LT 155 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.	Kitchen	11' X 11'7			X			X
Main F.	Dining	8'10 X 11'8			X			X
Main F.	Living Room	14' X 12'6			X			X
Main F.	Bedroom	10' X 8'			X			X
Main F.	Bedroom	8'9 X 8'10			X			X
Main F.	Master Bedroom	11'3 X 11'9			X			X
Bsmt	Laundry	10'6 X 14'9			X			X
Bsmt	Family Room	14'3 X 13'3			X			X
Bsmt	Other	11'2 X 14'2			X			
Bsmt	Bedroom	12'3 X 15'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,080	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	0	3 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt:	1,080	4
Total Finished Floor SqFt:	2,160	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	2,160	8

Listing Broker(s): Tanya Rankin Ltd

A little piece of paradise that's move-in ready and bursting with sunshine! You'll love the luxurious 15x25 covered deck, it's perfect for unwinding after a long day, or for slipping outside to enjoy your morning coffee. Easy, low maintenance, well cared for yard is fully fenced and perfect for pets. 3 spacious bedrooms up with a 4th one down, and 2.5 fully updated bathrooms. Enjoy an extra-long shower in the basement bathroom with the unique "wet room" concept. Updated, oversized windows allow for natural light while taking in the view of the valley. Within walking distance of town. Single car garage, and so much more. Come and check it out!