


Presented by:  
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Williams Lake (Zone 27), Williams Lake - City Residential Attached  
**# 6 530 YORSTON ST, V2G 1H3** MLS# N241148 **Active**



List Price: \$135,000 Previous Price:

Subdiv/Complex: YORSTON GABLE

Frontage: 0.00	Approx Yr Blt: 1994	PID: 018-600-751
Depth/Size:		Type: Townhouse
Lot SqFt: 1,755	Age at List Date: 20	Zoning: R3
Exposure:	Bedrooms: 2	Taxes: \$1,777 (2014)
Stories in Bldg:	Bathrooms: 2	GST/HST Incl?:
Flood Plain: No	Full Baths: 1	Tax Incl Utilities: No
Meas. Type: Feet	Half Baths: 1	Apprvl Req:
Fixtures Lsd: N		
Fixt Removed: N		
View: N		

Style of Home: 2 Storey w/Bsmt., End Unit	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Vinyl		
Rain Screen:	R/I Plumbing:	
Type of Roof: Asphalt	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata:
Flooring: Laminate, Vinyl/Linoleum, Wall/Wall/Mixed	Locker:	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Forced Air, Natural Gas	Title to Land: Freehold Strata	
No. of Fireplaces: 0	Seller's Interest: Registered Owner	
Fireplace Fuel: None	Mortgage Info: \$0	
Outdoor Area: None		
Mngmt Co:	Property Disclosure: Y	
Mngmt Ph:	Bylaw Restrictions: Age Restrictions, Pets Allowed / Age: 45+	
Maint Fee: \$100.00		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Snow removal

Legal: PL PGS180 STRATA LOT 6 DL 71 LD 05 STRATA LOT AS SHOWN ON FORM 1  
 Amenities: None  
 Features Incl: Dishwasher, Refrigerator, Stove  
 Site Influences: Central Location, Paved Road, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'2 X 11'6						
Main F.	Kitchen	6'9 X 7'10						
Main F.	Dining	10'9 X 11'9						
Above	Bedroom	10'1 X 17'3						
Above	Master Bedroom	11' X 14'4						
Bsmt	Laundry	8' X 8'						
Bsmt	Storage	10'3 X 17'6						
Bsmt	Other	11' X 14'2						

<b>Floor Area (SqFt):</b>	Total # Rooms: 8	<b>Bathrooms</b>
Finished Floor Area Main: 590	Finished Levels: 3	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 580	Basement Area: Full, Unfinished	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,170	Restricted Age: 45+	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 590	# or % Rentals:	7
Grand Total Floor Area: 1,760		8

Listing Broker(s): Tanya Rankin Ltd

Easy, efficient small space living in the heart of downtown. When convenience & an urban feeling affordable lifestyle are at the top of your wish list then this is the place to call home. 2 spacious bedrooms on the top floor with a main floor that boasts large oversized picture windows for natural sunshine and light. Semi-finished basement is ideal for storage & laundry. Perfectly positioned at the end of a quaint 6 unit strata complex! Come check it out!