

Presented by:
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Williams Lake (Zone 27), Williams Lake - City

MLS# N241193

Residential Detached

458 N NINTH AV, V2G 2K4

Active



List Price: \$187,500

Complex/Subdiv:

Frontage:	66.00 ft	Bedrooms:	2	PID:	011-503-912
Depth/Size:	150	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	9900.00	Full Baths:	2	Approx Yr Blt:	1966
Rear Yard Exp:		Half Baths:	0	Age at List Date:	48
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,318 (2014)
Flood Plain:	No	Zoning:	R1		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	3 Level Split	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single, Open
Exterior:	Stone, Vinyl		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Renov Year:	
Flooring:	Laminate, Vinyl/Linoleum	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:	Other		Out Buildings:
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: LOT 3 BLK 6 DL 588 CARIBOO DISTRICT PL 12691
Amenities: None
Site Influences: Central Location, Lane Access, Paved Road
Features Incl: Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Bedroom	8'10 X 8'10			X			X
Main F.	Master Bedroom	10'9 X 12'10			X			X
Main F.	Office	8'10 X 8'11			X			X
Above	Kitchen	8' X 9'			X			X
Above	Dining	8'8 X 13'			X			X
Above	Living Room	12' X 18'			X			X
Bsmt	Family Room	11'10 X 14'10			X			X
Bsmt	Laundry	8' X 9'			X			X
		X			X			
		X			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	510	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	500	2 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	370	4
Total Finished Floor SqFt:	1,380	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	1,380	8

Listing Broker(s): Tanya Rankin Ltd

Spacious, well-cared-for home with character. Located 2 minutes from Gibraltar bus pick-up, and only minutes' walk to hospital and school. The level, paved driveway and covered garage/parking will be a bonus through the winter. Snuggle up inside to enjoy the fireplace and architecture of a split-level home. Kitchen opens up onto a nice, covered deck and fully-fenced, level lot with alley access to backyard! With newly-updated windows, roof, furnace, hot water tank, patio door, and water softener, all you need to do is move in. Come and check it out!