

Presented by:  
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Williams Lake (Zone 27), Williams Lake - City MLS# N241817 Residential Detached  
**629 N 10TH AV, V2G 2L7** **Active**



List Price: \$186,500

Complex/Subdiv:

Frontage: 68.00 ft	Bedrooms: 4	PID: 007-496-311
Depth/Size: 150	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 10200.00	Full Baths: 2	Approx Yr Blt: 9999
Rear Yard Exp:	Half Baths: 0	Age at List Date: 999
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,468 (2014)
Flood Plain: No	Zoning: R1	
View: N		

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: Carport; Single, Open	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Tar & Gravel		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Laminate, Tile, 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: 0	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: None		Out Buildings:
Outdoor Area: Fenced Yard		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: LOT 5 BLOCK 3 DISTRICT LOT 588 CARIBOO DISTRICT PLAN 12691  
 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	15' X 15'2	Bsmt	Bedroom	11' X 10'6			X
Main F.	Kitchen	10'5 X 10'	Bsmt	Other	12'6 X 8'			X
Main F.	Eating Area	6'6 X 10'			X			X
Main F.	Master Bedroom	11'4 X 10'8			X			X
Main F.	Bedroom	10'8 X 9'			X			X
Main F.	Bedroom	10'3 X 9'			X			X
Below	Foyer	6' X 4'			X			X
Bsmt	Laundry	15'6 X 13'			X			X
Bsmt	Cold Room	9' X 4'6			X			
Bsmt	Recreation Room	16'6 X 14'6			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,100	Total # Rooms: 12	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 1,040	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 2,140	Basement Area: Full, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,140		8

Listing Broker(s): Tanya Rankin Ltd

Mid century modern lines make this home architecturally interesting & family friendly. You'll soak in the sun from the oversized picture window with vaulted ceilings & wood feature wall. Enjoy the updated modern, fresh, spa like bath plus 3 bdrm's on the main floor with second bath & guest room down. Absolutely fabulous backyard with beautiful mature trees, alley access and optional RV parking. This is affordable, small space living at its finest. Come check it out!