

Presented by:
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Williams Lake (Zone 27), Williams Lake - City MLS# N242497 Residential Detached
1425 N 12TH AV, V2G 3X5 **Active**



List Price: \$223,500

Complex/Subdiv:

| | | |
|---------------------|----------------------|---------------------------|
| Frontage: 0.00 ft | Bedrooms: 4 | PID: 009-607-820 |
| Depth/Size: | Bathrooms: 4 | Type: House/Single Family |
| Lot Area SqFt: 0.00 | Full Baths: 3 | Approx Yr Blt: 1977 |
| Rear Yard Exp: | Half Baths: 1 | Age at List Date: 38 |
| Meas Type: Feet | If New GST/HST Incl: | Taxes: \$2,955 (2014) |
| Flood Plain: No | Zoning: R1 | |
| View: N | | |

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: Carport; Multiple, Open |
| Exterior: Wood | |
| Rainscreen: | R/I Plumbing: Dist to Public Trans: Dist to School Bus: |
| Type of Roof: Wood | Possession: |
| Renovations: | Reno Year: Title to Land: Freehold NonStrata |
| Flooring: Wall/Wall/Mixed | Seller's Interest: Registered Owner |
| Water Supply: City/Municipal | Mortgage Info: \$0 |
| Heat/Fuel: Natural Gas | |
| No. of Fireplaces: 2 | R/I Fireplaces: Property Disclosure: Y |
| Fireplace Fuel: Gas - Natural | Out Buildings: |
| Outdoor Area: Patio(s) & Deck(s) | |
| Pad Rental: | |
| Fixtures Leas: N | |
| Fixt Removed: N | |

Legal: PL 21066 LT 56 DL 8848 LD 05

Amenities:

Site Influences: Central Location, Paved Road

Features Incl: Dishwasher, Refrigerator, Stove

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|-------------|-------|-------------|------------|-------|------|------------|
| Main F. | Kitchen | 10' X 21' | Bsmt | Living Room | 11' X 11' | | | X |
| Main F. | Living Room | 12' X 21' | Bsmt | Other | 11' X 8' | | | X |
| Main F. | Dining | 10' X 12' | | | X | | | X |
| Main F. | Master Bedroom | 12'6 X 15' | | | X | | | X |
| Main F. | Bedroom | 10' X 11' | | | X | | | X |
| Main F. | Bedroom | 9' X 10' | | | X | | | X |
| Bsmt | Kitchen | 13' X 8'10 | | | X | | | X |
| Bsmt | Dining | 11' X 13' | | | X | | | X |
| Bsmt | Storage | 21' X 13' | | | X | | | |
| Bsmt | Master Bedroom | 10'9 X 11'6 | | | X | | | |

| | | |
|----------------------------------|-------------------------------------|---------------------------------------|
| Floor Area (SqFt): | | Bathrooms |
| Main Floor Area SqFt: 1,340 | Total # Rooms: 12 | 1 2 Piece; Ensuite: N; Level: Main F. |
| Finished Floor Up SqFt: 0 | # Kitchens: 2 | 2 4 Piece; Ensuite: N; Level: Main F. |
| Finished Floor Down: 0 | Finished Levels: 2 | 3 3 Piece; Ensuite: Y; Level: Main F. |
| Finished Floor Bsmt SqFt: 1,340 | Crawl/Bsmt Height: | 4 4 Piece; Ensuite: N; Level: Bsmt |
| Total Finished Floor SqFt: 2,680 | Basement Area: Full, Fully Finished | 5 |
| | | 6 |
| Unfinished Floor: 0 | Suite: Unauthorized Suite | 7 |
| Grand Total Floor Area: 2,680 | | 8 |

Listing Broker(s): Tanya Rankin Ltd

Fantastic family home with awesome 1 bedroom mortgage helper that's currently rented for \$750/mo. Plenty of parking with double carport and extra wide well cared for driveway, ideal for overflow guests and tenants. This well laid out home has separate laundry both up and down, with completely private entrances. The main floor still boasts 3 bedrooms & 3 baths, perfect for a busy household. While the full daylight basement with over height ceilings is a dream for any tenant. If you're looking for a solid investment that attracts long term tenants then this is it. Come check it out!