

Presented by:
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Williams Lake (Zone 27), Williams Lake - City Residential Detached
320 N 4TH AV, V2G 2E3 MLS# N243044 **Active**



List Price: \$213,900

Complex/Subdiv:

Frontage: 66.00 ft	Bedrooms: 4	PID: 013-571-761
Depth/Size: 132	Bathrooms: 1	Type: House/Single Family
Lot Area SqFt: 8712.00	Full Baths: 1	Approx Yr Blt: 9999
Rear Yard Exp:	Half Baths: 0	Age at List Date: 999
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,062 (2014)
Flood Plain: No	Zoning: R2	
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: Open	
Exterior: Aluminum		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Hardwood, Vinyl/Linoleum, 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: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: LOT 15 BLK 2 DL 71 CARIBOO DISTRICT PLAN 5884
 Amenities: None
 Site Influences: Central Location, Lane Access, Paved Road, Recreation Nearby, Shopping Nearby
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Dining	13'3 X 6'			X			X
Main F.	Living Room	13' X 15'			X			X
Main F.	Kitchen	9' X 13'3			X			X
Main F.	Master Bedroom	10'9 X 12'6			X			X
Main F.	Bedroom	10' X 9'			X			X
Main F.	Bedroom	15' X 8'6			X			X
Bsmt	Family Room	23' X 13'			X			X
Bsmt	Utility	26' X 13'			X			X
Bsmt	Bedroom	11'6 X 10'6			X			X
					X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,200	Total # Rooms: 9	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 1,100	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 2,300	Basement Area: Full, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,300		8

Listing Broker(s): Tanya Rankin Ltd

Efficient urban living...Cariboo style! Located within walking distance of the hospital, doctors/dentists offices, shopping, schools and parks. This is a fabulous, well-cared-for home with modern, fresh updates and efficient use of space. The finished basement is an added bonus - perfect for kids, movies, or overflow space for any busy household. You'll enjoy afternoons on the deck overlooking the fenced (pet and child friendly) backyard. Alley access is a bonus, with room to park all the toys. This quaint 4 bedroom home is squeaky clean and move-in ready. Come and check it out!