

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

MLS# N243286

Residential Detached

790 WESTERN AV, V2G 2J3

Active



List Price: \$207,000

Complex/Subdiv:

Frontage:	67.50 ft	Bedrooms:	4	PID:	800-093-795
Depth/Size:	110.5	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	7458.00	Full Baths:	2	Approx Yr Blt:	1965
Rear Yard Exp:		Half Baths:	0	Age at List Date:	50
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,524 (2014)
Flood Plain:		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; Single, Open
Exterior:	Stucco, Wood		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Tar & Gravel	Possession:	
Renovations:		Reno Year:	
Flooring:	Laminate, 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:	1	R/I Fireplaces:	
Fireplace Fuel:	None	Property Disclosure:	Y
Outdoor Area:	Fenced Yard, Sundeck(s)	Out Buildings:	/Workshop Sz: 8 X 10
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PLAN 14125 LOT 1 BLOCK 1 DISTRICT LOT 588 LD 05
Amenities: None
Site Influences: Central Location, Paved Road, Recreation Nearby
Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	11' X 9'2	Bsmt	Laundry	8'8 X 16'			X
Main F.	Eating Area	9'3 X 5'	Bsmt	Recreation Room	11'6 X 24'8			X
Main F.	Dining	9'10 X 13'	Bsmt	Bedroom	12'2 X 11'2			X
Main F.	Living Room	13' X 19'						X
Main F.	Foyer	4' X 10'						X
Main F.	Bedroom	10' X 11'4						X
Main F.	Master Bedroom	10'9 X 12'3						X
Main F.	Bedroom	9'8 X 11'						X
Bsmt	Foyer	12' X 8'						
Bsmt	Family Room	2'41 X 15'10						

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,250	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	1,250	4
Total Finished Floor SqFt:	2,500	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	2,500	8

Listing Broker(s): Tanya Rankin Ltd

Adorable, easy, affordable living close to all levels of schooling, including a university. This hard-working 4 bedroom home is spaciously laid out with both level-entry off Western Ave and basement entry through the covered carport. Wonderful, updated, oversized windows allow for warm sunshine and light. This little gem is anchored by the use of natural wood feature walls and updated floors throughout. Easy access to a fantastic deck just steps off the kitchen, with stairs to the fenced backyard. You will enjoy all the bonus space the fully-finished basement offers, complete with updated bathroom, oversized entry, and cozy pellet stove. Come and check it out!