

Presented by:  
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Williams Lake (Zone 27), Williams Lake - City MLS# N245924 Residential Detached  
**1555 N 11TH AV, V2G 3X3** **Active**



List Price: \$259,500

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 009-605-801
Depth/Size:	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 2	Approx Yr Blt: 1973
Rear Yard Exp:	Half Baths: 0	Age at List Date: 42
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,676 (2014)
Flood Plain: No	Zoning: R1	

View: Y - MOUNTAINS AND VALLEY  
 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: Garage; Single, Open
Exterior: Wood	
Rainscreen:	R/I Plumbing: Dist to Public Trans: Dist to School Bus:
Type of Roof: Asphalt	Possession:
Renovations:	Reno Year: Title to Land: Freehold NonStrata
Flooring: Laminate, Vinyl/Linoleum, Wall/Wall/Mixed	Seller's Interest: Registered Owner
Water Supply: City/Municipal	Mortgage Info: \$0
Heat/Fuel: Forced Air, Natural Gas	
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: PL 21066 LT 10 DL 8848 LD 05  
 Amenities: None  
 Site Influences: Lane Access, Paved Road, Private Setting  
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Dining	12'11 X 8'10	Bsmt	Other	13' X 8'8			X
Main F.	Living Room	15' X 12'11	Bsmt	Utility	13' X 9'8			X
Main F.	Kitchen	13' X 11'			X			X
Main F.	Foyer	11' X 5'9			X			X
Main F.	Bedroom	7'10 X 10'4			X			X
Main F.	Bedroom	10'4 X 8'10			X			X
Main F.	Master Bedroom	11'10 X 10'11			X			X
Bsmt	Bedroom	10'4 X 10'			X			X
Bsmt	Living Room	13'5 X 12'			X			
Bsmt	Games Room	19'8 X 10'9			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	1,160	Total # Rooms:	12
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	1,160	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,320	Basement Area:	Full, Fully Finished
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	2,320		

Listing Broker(s): Tanya Rankin Ltd

Bursting with a touch of crisp, European, modern charm! Step inside to capture the uniqueness of this amazing well cared for home. Spectacular, unobstructed view down into valley with privacy off of the dairy fields...an absolute luxury with direct access to an abundant of trails & motorized activity. Walking distance to all levels of school plus university its location is a true one of a kind! Wonderfully updated interior finished with love, care & attention to detail. 2 full baths, 4 bedrooms, with sunken living room & open concept kitchen. You'll love the evening sunsets & fabulous oversized deck for entertaining with family & friends plus the fully fenced spacious backyard with alley access.