

Presented by:
Tanya Rankin

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Williams Lake (Zone 27), Williams Lake - City

MLS# N246777

Residential Detached

965 N 9TH AV, V2G 2K9

Active



List Price: \$223,500

Complex/Subdiv:

Frontage:	70.00 ft	Bedrooms:	5	PID:	011-884-339
Depth/Size:	120	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	1968
Rear Yard Exp:		Half Baths:	0	Age at List Date:	47
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,573 (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; Single, Open
Exterior:	Wood		
Rainscreen:		R/I Plumbing:	Dist to Public Trans:
Type of Roof:	Asphalt		Dist to School Bus:
Renovations:		Reno Year:	Possession:
Flooring:	Laminate, Vinyl/Linoleum, Wall/Wall/Mixed		Title to Land:
Water Supply:	City/Municipal		Seller's Interest:
Heat/Fuel:	Forced Air, Natural Gas		Mortgage Info:
No. of Fireplaces:	1	R/I Fireplaces:	Property Disclosure:
Fireplace Fuel:	Wood		Out Buildings:
Outdoor Area:	Patio(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL 16112 LT 58 DL 71 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.	Living Room	19' X 15'8	Bsmt	Bedroom	12' X 7'7			X
Main F.	Dining	10' X 9'	Bsmt	Bedroom	11'7 X 12'			X
Main F.	Kitchen	14'4 X 9'	Bsmt	Eating Area	4' X 5'			X
Main F.	Bedroom	11'2 X 9'11	Bsmt	Laundry	8'8 X 8'4			X
Main F.	Bedroom	10'2 X 11'8			X			X
Main F.	Master Bedroom	1'21 X 13'6			X			X
Main F.	Foyer	4'5 X 5'			X			X
Bsmt	Family Room	13'10 X 17'11			X			X
Bsmt	Living Room	13'10 X 12'10			X			
Bsmt	Kitchen	12' X 8'			X			

Floor Area (SqFt):		Total # Rooms:	14	Bathrooms	1 5 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	1,300	# Kitchens:	2		2 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Up SqFt:	0	Finished Levels:	2		3
Finished Floor Down:	0	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	1,300	Basement Area:	Full, Fully Finished		5
Total Finished Floor SqFt:	2,600				6
Unfinished Floor:	0	Suite:	Unauthorized Suite		7
Grand Total Floor Area:	2,600				8

Listing Broker(s): Tanya Rankin Ltd

Delightful for a family or ideal for investment! This little gem is bursting with upgrades up & down including flooring, bathrooms and more! Conveniently situated on wonderfully quiet street & within minutes walk to all levels of school, university plus Gibraltar bus route. You'll love the fully finished self-contained 2 bedroom in-law suite while still enjoying partial use of your basement. Shared laundry makes it convenient for all. The kitchen overlooks the fully fenced level backyard, great for keeping an eye on the kids! Covered parking, wood-burning fireplace, and so much more. Come check it out!