

Presented by:  
**Tanya Rankin**

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Williams Lake (Zone 27), Williams Lake - City

**MLS# N247186**

Residential Detached

**733 PIGEON AV, V2G 2B4**

**Active**



List Price: \$192,000

Complex/Subdiv:

Frontage:	70.00 ft	Bedrooms:	4	PID:	011-146-095
Depth/Size:	120	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	8400.00	Full Baths:	2	Approx Yr Blt:	1975
Rear Yard Exp:		Half Baths:	1	Age at List Date:	40
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,770 (2014)
Flood Plain:	No	Zoning:	R1		
View:	Y - MOUNTAINS & VALLEY				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	Basement Entry, 2 Storey	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Single, Open
Exterior:	Aluminum, Brick		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Renov Year:	
Flooring:	Vinyl/Linoleum, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal	Seller's Interest:	Power of Attorney
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0
No. of Fireplaces:	2	R/I Fireplaces:	
Fireplace Fuel:	Wood	Property Disclosure:	Y
Outdoor Area:	Fenced Yard, Sundeck(s)	Out Buildings:	
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: LOT 18 DISTRICT LOT 71 CARIBOO DISTRICT PLAN 18198  
Amenities: None  
Site Influences: Central Location, Lane Access, Paved Road  
Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 14'	Bsmt	Bedroom	10'5 X 12'			X
Main F.	Dining	9' X 10'			X			X
Main F.	Kitchen	10' X 8'			X			X
Main F.	Master Bedroom	12' X 13'			X			X
Main F.	Bedroom	9'3 X 12'10			X			X
Main F.	Bedroom	9'4 X 10'			X			X
Main F.	Eating Area	8' X 10'			X			X
Bsmt	Laundry	9' X 13'			X			X
Bsmt	Kitchen	5' X 9'			X			
Bsmt	Living Room	12' X 14'			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt:	1,275	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	0	3 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt:	1,035	4
Total Finished Floor SqFt:	2,310	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	2,310	8

Total # Rooms: 11  
# Kitchens: 2  
Finished Levels: 2  
Crawl/Bsmt Height:  
Basement Area: Part, Fully Finished  
Suite: Unauthorized Suite

Listing Broker(s): Tanya Rankin Ltd

Best value on the market with an easy 1 bdrm mortgage-helper, currently rented for \$500/month to excellent tenant. Conveniently set up with optional shared laundry & spacious level parking area that makes co-living convenient. This hardworking home is clean, spotless & spacious, with a 2 piece ensuite, & full bath on the main plus easy access off the kitchen to a great deck for summer fun with family & friends. The wonderful, well cared for, level backyard is fully fenced with alley access & evening sunsets! Come and check it out!