

Active
R2003153

Board: N
House/Single Family

625 ATWOOD PLACE

Williams Lake (Zone 27)
Williams Lake - City
V2G 4J6

Residential Detached

\$178,000 (LP)

(SP)



Days on Market: 1	List Date: 9/22/2015	Expiry Date: 2/20/2016
Previous Price: \$0	Original Price: \$178,000	Sold Date:
Meas. Type: Feet	Frontage (feet): 0.00	Approx. Year Built: 1980
Depth / Size: 0	Frontage (metres): 0.00	Age: 35
Lot Area (sq.ft.): 0.00	Bedrooms: 5	Zoning: R1
Flood Plain: No	Bathrooms: 3	Gross Taxes: \$2,733.05
Approval Req.?:	Full Baths: 2	For Tax Year: 2015
Rear Yard Exp:	Half Baths: 1	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 006-063-667
View: No		
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: Split Entry	Total Parking:	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Carport; Single, Open		
Exterior: Aluminum			
Foundation: Concrete Perimeter	Dist. to Public Transit:		Dist. to School Bus:
Rain Screen:	Reno. Year:	Title to Land: Freehold NonStrata	
Renovations:	R.I. Plumbing:	Seller's Interest: Power of Attorney	
# of Fireplaces: 1	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: Wood		PAD Rental:	
Water Supply: City/Municipal		Fixtures Leased: No	
Fuel/Heating: Forced Air, Natural Gas		Fixtures Rmvd: No	
Outdoor Area: Sundeck(s)		Registered:	
Type of Roof: Metal		Floor Finish: Laminate, Tile, Wall/Wall/Mixed	

Legal: LOT 3 DPL 25228 DL 8848 LD 05 CD	<u>Municipal Charges</u>
Amenities: None	Garbage:
	Water:
Site Influences: Cul-de-Sac, Paved Road	Dyking:
Features: Refrigerator, Stove	Sewer:
	Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 17'	Bsmt	Kitchen	7' x 7'			x
Main	Dining Room	9'10 x 12'4	Bsmt	Living Room	8'8 x 10'			x
Main	Kitchen	11'9 x 9'10			x			x
Main	Bedroom	9' x 9'10			x			x
Main	Bedroom	8'9 x 12'7			x			x
Main	Master Bedroom	11'10 x 12'3			x			x
Bsmt	Recreation	26'5 x 16'			x			x
Bsmt	Laundry	10'8 x 5'5			x			x
Bsmt	Bedroom	9'2 x 9'4			x			
Bsmt	Bedroom	9' x 9'4			x			

Finished Floor (Main): 1,220	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement): 1,220	Suite: Unauthorized Suite	3	Bsmt	3	No	Pool:
Finished Floor (Total): 2,440 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 2 Beds not in Basement: 3	5				Door Height:
Grand Total: 2,440 sq. ft.	Basement: Full, Fully Finished	6				
		7				
		8				

List Broker 1: Tanya Rankin Ltd - Office: 250-392-0371	List Broker 2:	Appointments:	Phone L.R. First
List Sales Rep 1: Tanya Rankin - Phone: 250-392-0371	tanya@tanyarankin.com	Call:	TANYA RANKIN
List Sales Rep 2: 3:		Phone:	250-392-0371
Sell Broker 1:			
Sell Sales Rep 1: 2:			
Owner: Y=-CHEN LEE SZUTU			
Commission: 3% OF THE FIRST \$100,000/1.2% OF THE BALANCE PLUS GST			
		Occupancy: Vacant	

Realtor
Remarks:
Great, affordable opportunity on quiet cul-de-sac - just a stone's throw to the college! Extra-large backyard, level driveway, covered deck and carport parking are a homeowner's dream. The main part of the home offers 3 bedrooms and 2.5 baths plus an awesome party room, complete with wet bar and dance floor. As an added bonus, you have the option of an income/mortgage helper with a well-cared-for 2-bedroom suite! This hard-working home offers value at every corner.