

Active
R2003144

Board: N
House/Single Family

1345 N 12TH AVENUE

Williams Lake (Zone 27)
Williams Lake - City
V2G 3X5

Residential Detached
\$175,000 (LP)
(SP)



Days on Market: **1** List Date: **9/22/2015** Expiry Date: **3/22/2016**
 Previous Price: **\$0** Original Price: **\$175,000** Sold Date:

Meas. Type: **Feet** Frontage (feet): **0.00** Approx. Year Built: **1975**
 Depth / Size: **0** Frontage (metres): **0.00** Age: **40**
 Lot Area (sq.ft.): **0.00** Bedrooms: **3** Zoning: **R1**
 Flood Plain: **No** Bathrooms: **2** Gross Taxes: **\$2,504.45**
 Approval Req.?: Full Baths: **2** For Tax Year: **2015**
 Rear Yard Exp: Half Baths: **0** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **009-606-017**
 View: **Yes: MOUNTAINS & VALLEY**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Aluminum**
 Foundation: **Concrete Perimeter** CSA/BCE:
 Rain Screen: Reno. Year:
 Renovations: R.I. Plumbing:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
 Parking: **Carport; Single, Open**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Registered:
 Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 48 DL8848 CD PL 21066** Municipal Charges
 Amenities: **None** Garbage:
 Water:
 Site Influences: **Paved Road, Recreation Nearby, Treed** Dyking:
 Features: **Dishwasher, Refrigerator, Stove** Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 15'4	Below	Laundry	9'6 x 9'9			x
Main	Dining Room	8'6 x 11'10	Bsmt	Storage	24'7 x 40'7			x
Main	Kitchen	8'6 x 11'2						x
Main	Master Bedroom	11' x 11'4						x
Main	Bedroom	9'4 x 12'						x
Main	Bedroom	9'5 x 10'8						x
Main	Foyer	4' x 10'						x
Below	Family Room	15'7 x 13'5						x
Below	Storage	10'8 x 16'7						x
Below	Hobby Room	10'8 x 16'4						x

Finished Floor (Main): 1,100	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 1,100	# of Levels: 3	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3				Pool:
Finished Floor (Total): 2,200 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 1,100	Beds in Basement: 0 Beds not in Basement: 3	5				Door Height:
Grand Total: 3,300 sq. ft.	Basement: Full, Fully Finished	6				
		7				
		8				

List Broker 1: **Tanya Rankin Ltd - Office: 250-392-0371** List Broker 2:
 List Sales Rep 1: **Tanya Rankin - Phone: 250-392-0371** **tanya@tanyarankin.com**
 List Sales Rep 2: 3: Appointments: **Phone L.R. First**
 Sell Broker 1: 3: Call: **TANYA RANKIN**
 Sell Sales Rep 1: 2: Phone: **250-392-0371**
 Owner: **TYLER MITCHELL/AMY MITCHELL**
 Commission: **3% ON 1ST \$100,000/1.2% ON BALANCE PLUS GST**
 Occupancy: **Vacant**

Realtor
Remarks:

Crisp, clean & fresh on desirable 12th Avenue, offering heaps of privacy, bordering city park space & fabulous view down into the valley! This well cared for family home has had many updates including windows, roof, flooring, doors, & paint! It's larger than what meets the eye with three floors & generous backyard! You'll enjoy the covered parking on those snowy nights with easy direct access into home. With lots of natural light & spacious bedrooms it feels inviting & cozy. The multi tiered yard is an outdoor adventure area for all ages!