

Active
R2003678
 Board: N
 House/Single Family

340 DODWELL STREET

Williams Lake (Zone 27)
 Williams Lake - City
 V2G 3Z9

Residential Detached
\$189,500 (LP)
 (SP)



Days on Market: **1** List Date: **9/24/2015** Expiry Date: **3/24/2016**
 Previous Price: **\$0** Original Price: **\$189,500** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **68.00** Approx. Year Built: **1975**
 Depth / Size: **124** Frontage (metres): **20.73** Age: **40**
 Lot Area (sq.ft.): **8,432.00** Bedrooms: **3** Zoning: **R1**
 Flood Plain: **No** Bathrooms: **2** Gross Taxes: **\$2,315.14**
 Approval Req.?: Full Baths: **1** For Tax Year: **2015**
 Rear Yard Exp: Half Baths: **1** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **009-136-550**
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **3 Level Split**
 Construction: **Frame - Wood**
 Exterior: **Aluminum**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s), Sundeck(s)**
 Type of Roof: **Torch-On**

Total Parking: Covered Parking: Parking Access:
 Parking: **Carport; Single**
 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: **Laminate, Other**

Legal: **PL 22003 LT 55 DL 71 LD 05** Municipal Charges
 Amenities: **None** Garbage:
 Water:
 Dyking:
 Sewer:
 Other:
 Site Influences: **Paved Road**
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'10 x 13'5			x			x
Main	Kitchen	12'10 x 6'10			x			x
Main	Eating Area	5'10 x 8'			x			x
Above	Master Bedroom	11' x 11'6			x			x
Above	Bedroom	9'10 x 9'2			x			x
Above	Bedroom	11'3 x 10'6			x			x
Bsmt	Recreation	19'7 x 12'10			x			x
Bsmt	Laundry	9'7 x 12'2			x			x
					x			
					x			

Finished Floor (Main):	1,106	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Above	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Bsmt	2	No	Workshop/Shed:
Finished Floor (Basement):	553	Suite: None	3				Pool:
Finished Floor (Total):	1,659 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 3	5				Door Height:
Grand Total:	1,659 sq. ft.	Basement: Crawl, Fully Finished, Partly 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** Appointments: **Phone L.R. First**
 List Sales Rep 2: 3: Call: **TANYA RANKIN**
 Sell Broker 1: Phone: **250-392-0371**
 Sell Sales Rep 1: 2: 3:
 Owner: **AMANDA-LYNN DOWNING/BRADLEY LEFORTE**
 Commission: **1.5% OF THE PURCHASE PRICE PLUS GST**
 Occupancy: **Owner**

Realtor
 Remarks:

Affordable, adorable, & wonderfully updated with character! Vaulted ceilings take center stage as you step inside the front door to the spacious living room anchored by the wood burning fireplace. Unique split level home offers three floors of living space, with 3 bedrooms on the upper level plus 1.5 baths. Your family will enjoy the basement family room perfect for games & movies, plus it offers additional storage in 4' crawl space. The level, useable, fully fenced backyard is ideal for kids & pets. With updated furnace, hot water tank, roof, some windows, flooring, & baths this home is move in ready. Come check it out!