



Presented by:
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Sold
R2032115
 Board: N
 Townhouse

24 800 N 2ND AVENUE
 Williams Lake (Zone 27)
 Williams Lake - City
 V2G 4C4

Residential Attached
\$67,000 (LP)
\$63,000 (SP)



Sold Date: **4/22/2016** Frontage (feet): Original Price: **\$79,900**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1974**
 Depth / Size (ft.): Bedrooms: **3** Age: **42**
 Lot Area (acres): **0.00** Bathrooms: **0** Zoning: **R3**
 Flood Plain: **No** Full Baths: **0** Gross Taxes: **\$1,049.41**
 Approval Req?: Half Baths: **0** For Tax Year: **2015**
 Exposure: Maint. Fee: **\$228.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **004-936-370**
 Mgmt. Co's Name: Tour:
 Mgmt. Co's Phone:
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **3 Storey, Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tar & Gravel**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Locker:
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Tile, Vinyl/Linoleum, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Management, Snow removal**
 Legal: **STRATA LOT 8 DL71 CD STRATA PLAN PG 20 TOGETHER WITH INTEREST IN COMMON PROPERTY IN PROPORTION TO UNIT ENTITLEMENT OF STRATA LOT AS SHOW ON FORM 1**
 Amenities: **Tennis Court(s)**

Site Influences: **Central Location, Paved Road**
 Features: **Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 11'			x			x
Main	Eating Area	7' x 6'6			x			x
Main	Kitchen	8'5 x 6'5			x			x
Main	Laundry	6' x 8'7			x			x
Main	Bedroom	9' x 10'9			x			x
Above	Master Bedroom	14'5 x 10'8			x			x
Above	Bedroom	8'3 x 11'5			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	620	# of Rooms:	7	# of Kitchens:	1	# of Levels:	2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	450	Crawl/Bsmt. Height:						1				Barn:
Finished Floor (Below):	20	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	1,090 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed						5			Door Height:
Unfinished Floor:	0	Basement:	None						6			
Grand Total:	1,090 sq. ft.							7				
								8				

Listing Broker(s): **Tanya Rankin Ltd**

Thinking of getting your own home or stop paying rent, or for down sizing or looking to start your own investment portfolio! This three bedroom condo is ideal and affordable with updated tile floors and main bathroom recently renovated! Centrally located within walking distance to downtown & close to public transit plus the Gibraltar bus route. Easy proximity to WL Daycare and Child Development Center. Located facing quiet side street, with well kept yard & grounds. Come check it out!