



Presented by:
Tanya Rankin
 Tanya Rankin Ltd
 Phone: 250-392-0371
 www.williamslakerealestate.com
 tanya@tanyarankin.com



Sold
R2062415

Board: N
 Manufactured with Land

1110 N 12TH AVENUE

Williams Lake (Zone 27)
 Williams Lake - City
 V2G 2N8

Residential Detached

\$157,000 (LP)

\$156,000 (SP)



Sold Date: **5/3/2016**
 Depth / Size (ft.): **118**
 Lot Area (acres): **0.19**
 Flood Plain: **No**
 Rear Yard Exp:
 Approval Req?:
 If new, GST/HST inc?:

Frontage (feet): **70.00**
 Bedrooms: **3**
 Bathrooms: **2**
 Full Baths: **1**
 Half Baths: **1**

Original Price: **\$157,000**
 Approx. Year Built: **1974**
 Age: **42**
 Zoning: **R1**
 Gross Taxes: **\$2,207.97**
 For Tax Year: **2015**
 Tax Inc. Utilities?: **No**
 P.I.D.: **010-018-964**
 Tour:

View: **Yes: Mountains**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Modular/Prefab**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

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

Legal: **LOT 70 DL 8849 LD 05 PL 20355 CSA 4824H606**

Amenities: **None**

Site Influences: **Central Location, Paved Road, Private Yard**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'8 x 14'9			x			x
Main	Dining Room	9' x 7'10			x			x
Main	Kitchen	10'5 x 8'			x			x
Main	Laundry	6'5 x 5'8			x			x
Main	Bedroom	8'11 x 11'2			x			x
Main	Bedroom	11'2 x 10'			x			x
Main	Master Bedroom	15' x 11'4			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,160	# of Rooms:	7	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No		Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	2	Yes		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3					Pool:
Finished Floor (Total):	1,160 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	1,160	Beds in Basement: 0	Beds not in Basement: 3	5					Door Height:
Grand Total:	2,320 sq. ft.	Basement: Full, Unfinished		6					
				7					
				8					

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

Prime investment opportunity in fantastic resale location. Nicely laid out three bedroom home with lots of natural light. The master has a two piece ensuite with good closet space. With a fully unfinished basement there's lots of room to expand and grow into. You'll enjoy the privacy of this back yard with covered deck and easy access to fox mountain trails! Come check it out!