



Presented by:
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Sold
R2055262
 Board: N
 House/Single Family

1460 N 12TH AVENUE
 Williams Lake (Zone 27)
 Williams Lake - City
 V2G 3X4

Residential Detached
\$247,500 (LP)
\$245,000 (SP)



Sold Date: **5/3/2016** Frontage (feet): **0.00** Original Price: **\$247,500**
 Depth / Size (ft.): **0** Bedrooms: **3** Approx. Year Built: **1976**
 Lot Area (acres): **0.20** Bathrooms: **2** Age: **40**
 Flood Plain: **No** Full Baths: **2** Zoning: **R1**
 Rear Yard Exp: Half Baths: **0** Gross Taxes: **\$2,754.49**
 Approval Req?: For Tax Year: **2015**
 If new, GST/HST inc?: Tax Inc. Utilities?: **No**
 P.I.D.: **009-607-951**
 Tour:

View: **Yes: MOUNTAINS**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
 Parking: **Carport; Single, 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: **Other, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL 21066 LT 74 DL 8848 LD 05 CARIBOO DISTRICT**

Amenities: **Air Cond./Central**

Site Influences: **Paved Road, Private Yard, Treed**
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'3 x 10'7			x			x
Main	Dining Room	8'6 x 10'6			x			x
Main	Living Room	19' x 14'			x			x
Main	Bedroom	9'2 x 11'9			x			x
Main	Bedroom	10'9 x 10'10			x			x
Bsmt	Master Bedroom	18'8 x 10'2			x			x
Bsmt	Recreation	11' x 19'			x			x
Bsmt	Mud Room	11'9 x 10'			x			x
Bsmt	Laundry	6'7 x 7'			x			x
		x			x			

Finished Floor (Main): **975**
 Finished Floor (Above): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **912**
 Finished Floor (Total): **1,887 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,887 sq. ft.**

of Rooms: **9**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **1** Beds not in Basement: **2**
 Basement: **Full, Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Bsmt	3	No
3			
4			
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

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

Incredibly well laid out 3 bedroom 2 bathroom family home with an amazing central location. You'll absolutely love this fully fenced backyard paradise. With full on morning sunshine, fabulous cement patio & barbecue station with a complete sense of privacy. The updates are endless & showcase the home to its fullest potential. Entertaining & cooking in the open concept kitchen is a dream with easy access to your outdoor space & lifestyle. With natural gas fireplaces both up & down you're sure to enjoy those cozy nights but easily beat the summer heat with central air conditioning! The oversized master bedroom is spacious & roomy. With an awesome basement entry that's perfect for the busy household it's a wonderful hard working efficient space.