



Presented by:

# Tanya Rankin

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



**Sold**  
**R2062583**  
Board: N  
House/Single Family

## 1550 N TWELFTH AVENUE

Williams Lake (Zone 27)  
Williams Lake - City  
V2G 3X4

Residential Detached

**\$242,000** (LP)

**\$256,100** (SP)



Sold Date: <b>4/30/2016</b>	Frontage (feet): <b>0.00</b>	Original Price: <b>\$242,000</b>
Depth / Size (ft.): <b>0</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1990</b>
Lot Area (acres): <b>0.21</b>	Bathrooms: <b>2</b>	Age: <b>26</b>
Flood Plain: <b>No</b>	Full Baths: <b>2</b>	Zoning: <b>R1</b>
Rear Yard Exp:	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,671.14</b>
Approval Req?:		For Tax Year: <b>2015</b>
If new, GST/HST inc?:		Tax Inc. Utilities?: <b>No</b>
		P.I.D.: <b>005-980-810</b>
		Tour:

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: **Vinyl**  
 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: **Garage; Double, Open, RV Parking Avail.**  
 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** :  
 Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL PGP28458 LT 3 DL 8848 LD 05**

Amenities:

Site Influences: **Paved Road, Private Yard**

Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'6 x 11'3			x			x
Main	Eating Area	6'6 x 9'			x			x
Main	Dining Room	8'10 x 11'			x			x
Main	Living Room	11'6 x 13'			x			x
Main	Bedroom	9'9 x 10'9			x			x
Main	Bedroom	10'6 x 14'			x			x
Main	Master Bedroom	10'8 x 9'			x			x
Main	Laundry	5'8 x 4'10			x			x
		x			x			
		x			x			

Finished Floor (Main): **1,140**  
 Finished Floor (Above): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,140 sq. ft.**  
 Unfinished Floor: **1,100**  
 Grand Total: **2,240 sq. ft.**

# of Rooms: **8**  
 # of Kitchens: **1**  
 # of Levels: **2**  
 Suite: **None**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **0** Beds not in Basement: **3**  
 Basement: **Full, Unfinished**

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

Outbuildings  
 Barn:  
 Workshop/Shed: **20' x**  
 Pool:  
 Garage Sz: **19'6 x 22'4**  
 Door Height:

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

**Looking for a home to park your RV! This offers it all, complete with 20' X 24' shop for all the hobbies a man can handle. You'll love the additional parking including an over height single car garage. Fantastic proximity to trails, perfect for all kids with oodles of outdoor activity & walking distance to all levels of school including TRU. This unfinished basement is perfect for the handy man or a great space to kick the ball or shoot the puck. With 3 bedrooms and 2 baths plus main floor laundry it's a house you want to call home. Come check it out!**