



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



Active
R2066415
 Board: N
 House/Single Family

1250 N 12TH AVENUE
 Williams Lake (Zone 27)
 Williams Lake - City
 V2G 2N8

Residential Detached
\$232,000 (LP)
 (SP)



Sold Date: Frontage (feet): **75.00** Original Price: **\$232,000**
 Depth / Size (ft.): **110** Bedrooms: **5** Approx. Year Built: **1973**
 Lot Area (acres): **0.19** Bathrooms: **2** Age: **43**
 Flood Plain: **No** Full Baths: **2** Zoning: **R1**
 Rear Yard Exp: Half Baths: **0** Gross Taxes: **\$2,349.65**
 Approval Req?: For Tax Year: **2015**
 If new, GST/HST inc?: Tax Inc. Utilities?: **No**
 P.I.D.: **006-840-442**
 Tour:
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey, Split Entry**
 Construction: **Frame - Wood**
 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: **Torch-On**

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: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **LOT 84 DISTRICT LOT 8848 CARIBOO DISTRICT PLAN 20355**

Amenities: **None**

Site Influences: **Central Location, Paved Road, Treed**
 Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'6 x 9'6	Bsmt	Recreation	22'5 x 15'			x
Main	Dining Room	10'6 x 9'5			x			x
Main	Living Room	14'6 x 15'5			x			x
Main	Bedroom	10' x 8'			x			x
Main	Bedroom	9'4 x 11'			x			x
Main	Master Bedroom	10' x 13'7			x			x
Bsmt	Bedroom	9' x 12'7			x			x
Bsmt	Bedroom	9' x 9'			x			x
Bsmt	Storage	9'4 x 13'4			x			
Bsmt	Laundry	9' x 9'			x			

Finished Floor (Main):	1,072	# of Rooms: 11	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	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	1,072	Suite: None	3				Pool:
Finished Floor (Total):	2,144 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 2	5				Door Height:
		Beds not in Basement: 3	6				
Unfinished Floor:	0	Basement: Full, Fully Finished	7				
Grand Total:	2,144 sq. ft.		8				

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

Park like setting right in your own back yard. Gorgeous, useable & fully fenced with convenient access at back for quadding & access to heaps of trails. This fabulous family home has been filled with love both inside & out. 3 bedrooms up with 2 spacious, recently updated bedrooms down & a bathroom on each floor it's perfect for the entire family. Enjoy the privacy of your deck, idea for the barbecue & summer time entertaining. You'll love the vinyl windows, high efficiency furnace, recently updated basement & the solidly-built 10' X 14' wired workshop/storage shed with concrete foundation is a real plus. This home comes complete with oversized carport for parking all the extras & generous storage. Within walking distance to all levels of school including Thompson Rivers University.