



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



Active **985 PIGEON AVENUE** Residential Detached
R2087360 Williams Lake (Zone 27) **\$232,000 (LP)**
 Board: N Williams Lake - City (SP)
 House/Single Family V2G 2B8



Sold Date: Frontage (feet): **0.00** Original Price: **\$232,000**
 Depth / Size (ft.): **0** Bedrooms: **4** Approx. Year Built: **1971**
 Lot Area (acres): **0.20** Bathrooms: **2** Age: **45**
 Flood Plain: **No** Full Baths: **2** Zoning: **R1**
 Rear Yard Exp: Half Baths: **0** Gross Taxes: **\$2,493.73**
 Approval Req?: For Tax Year: **2015**
 If new, GST/HST inc?: Tax Inc. Utilities?: **No**
 P.I.D.: **011-883-898**
 Tour:
 View: **Yes: Fox Mountain**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt., Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Hardi Plank**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: Reno. Year:
 # of Fireplaces: **1** R.I. Plumbing:
 Fireplace Fuel: **Gas - Natural** R.I. Fireplaces:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**
 Total Parking: Covered Parking: Parking Access:
 Parking: **Carpport; Single, Open**
 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: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **PL 16112 LT 36 DL 71 LD 05 & DL 588.**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13' x 8'8"			x			x
Main	Dining Room	10' x 9'6"			x			x
Main	Living Room	20' x 12'6"			x			x
Main	Bedroom	10'2 x 8'10"			x			x
Main	Bedroom	8'11 x 11'6"			x			x
Main	Master Bedroom	11'6 x 11'6"			x			x
Bsmt	Laundry	8'5 x 21'			x			x
Bsmt	Bedroom	12'2 x 11'10"			x			x
Bsmt	Gym	28'7 x 11'5"			x			x
Bsmt	Storage	11'10 x 10'10"			x			x

Finished Floor (Main): 1,100	# of Rooms: 10	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: 10' x
Finished Floor (Basement): 1,100	Suite: None	3				Pool:
Finished Floor (Total): 2,200 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 1 Beds not in Basement: 3	5				Door Height:
Grand Total: 2,200 sq. ft.	Basement: Full, Fully Finished	6				
		7				
		8				

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

New, new, new! So many updates with so much value, you'll love that this 4 bedroom home is truly move in ready. Walking distance to all levels of school including university yet minutes to all city amenities. From the updated kitchen & floors, hardy plank siding, roof, deck and so much more. You'll love the fully fenced back yard ideal for kids & pets plus an awesome shed!