



Presented by:

# Tanya Rankin

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



**Active**  
**R2090927**

Board: N  
House/Single Family

## 1260 N 12TH AVENUE

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

Residential Detached

**\$219,500** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>75.00</b>	Original Price: <b>\$219,500</b>
Depth / Size (ft.): <b>110</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1973</b>
Lot Area (acres): <b>0.19</b>	Bathrooms:	<b>3</b>	Age: <b>43</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>R1</b>
Rear Yard Exp:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$2,254.39</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>010-017-143</b>
			Tour:

View: **No** :

Complex / Subdiv:

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

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
 Parking: **Garage; 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, Wall/Wall/Mixed**

Legal: **LOT 85 DL 8848 CARIBOO DISTRICT PLAN 20355**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 9'6"			x			x
Main	Eating Area	7' x 9'			x			x
Main	Living Room	14' x 12'6"			x			x
Main	Bedroom	11' x 11'4"			x			x
Main	Bedroom	11'2" x 8'10"			x			x
Main	Master Bedroom	14'10" x 11'2"			x			x
Bsmt	Mud Room	13' x 12'			x			x
Bsmt	Storage	6'6" x 7'10"			x			x
Bsmt	Recreation	16'2" x 21'6"			x			x

Finished Floor (Main): **1,150**  
 Finished Floor (Above): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **560**  
 Finished Floor (Total): **1,710 sq. ft.**  
 Unfinished Floor: **156**  
 Grand Total: **1,866 sq. ft.**

# of Rooms: **9**  
 # of Kitchens: **1**  
 # of Levels: **2**  
 Suite: **None**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **0** Beds not in Basement: **3**  
 Basement: **Part, Partly Finished**

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

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz: **12' x 22'6"**  
 Door Height: **7'**

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

**Modern day delight! Fall in love the minute you step inside this fantastic family home. It bursts with warm neutral tones and an open concept floor plan that says wow! You'll love the oversized kitchen island - it's a great prep station & perfect gathering point for family & friends. 3 bedrooms on the main complete with 2.5 baths including an ensuite in the spacious master bedroom. Everyone will enjoy the recently renovated family room it's ideal for the kids play space or awesome man cave. An unexpected bonus is there's heaps of parking and a driveway up to the back which allows for level entry access. Updated furnace, windows, roof, flooring, doors and so much more!**