



Presented by:
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Active
R2095181
 Board: N
 House/Single Family

674 GIBBON STREET
 Williams Lake (Zone 27)
 Williams Lake - City
 V2G 1V5

Residential Detached
\$239,500 (LP)
 (SP)



Sold Date:	Frontage (feet):	66.00	Original Price: \$239,500
Depth / Size (ft.): 120	Bedrooms:	5	Approx. Year Built: 1964
Lot Area (acres): 0.18	Bathrooms:	2	Age: 52
Flood Plain: No	Full Baths:	2	Zoning: R1
Rear Yard Exp:	Half Baths:	0	Gross Taxes: \$2,350.84
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 012-669-784
			Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural, 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: **Carpport; 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: **Tile, Wall/Wall/Mixed**

Legal: **LOT 2 BLOCK G DISTRICT LOT 588 CARIBOO DISTRICT PLAN 10743**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'6 x 13'6	Bsmt	Utility	15'10 x 12'8			x
Main	Dining Room	13' x 7'6			x			x
Main	Living Room	13'1 x 17'6			x			x
Main	Bedroom	9'1 x 10'			x			x
Main	Bedroom	9'6 x 9'1			x			x
Main	Master Bedroom	11'1 x 12'7			x			x
Bsmt	Recreation	12'3 x 17'			x			x
Bsmt	Bedroom	11'7 x 10'4			x			x
Bsmt	Bedroom	9'2 x 11'7			x			
Bsmt	Storage	9'3 x 8'6			x			

Finished Floor (Main):	1,188	# 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	4	No	Workshop/Shed:
Finished Floor (Basement):	1,188	Suite: None	3				Pool:
Finished Floor (Total):	2,376 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:	2,376 sq. ft.		8				

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

Exceptional prime, highly sought after central location. Minutes walk to all amenities including hospital, schools, city center and university while still boasting all the privacy of a spacious private fenced back yard ideal for pets & children. You'll enjoy barbecuing & entertaining on the fantastic deck while deer stroll through your yard. The updated Mexican tile floors & counter tops combined with natural wood throughout the main floor give your home character & charm. Kitchen is well laid out & ideal for family gathering. With new windows, updated roof & hot water tank you're ready to move right in.