



Presented by:

# Tanya Rankin

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



**Active**  
**R2055268**

Board: N  
House/Single Family

## 1500 N 12TH AVENUE

Williams Lake (Zone 27)  
Williams Lake - City  
V2G 3X5

Residential Detached

**\$237,000** (LP)

(SP)



|                        |                  |             |                                  |
|------------------------|------------------|-------------|----------------------------------|
| Sold Date:             | Frontage (feet): | <b>0.00</b> | Original Price: <b>\$272,000</b> |
| Depth / Size (ft.):    | Bedrooms:        | <b>4</b>    | Approx. Year Built: <b>1984</b>  |
| Lot Area (acres):      | Bathrooms:       | <b>3</b>    | Age: <b>32</b>                   |
| Flood Plain: <b>No</b> | Full Baths:      | <b>1</b>    | Zoning: <b>R1</b>                |
| Rear Yard Exp:         | Half Baths:      | <b>2</b>    | Gross Taxes: <b>\$2,837.85</b>   |
| Approval Req?:         |                  |             | For Tax Year: <b>2015</b>        |
| If new, GST/HST inc?:  |                  |             | Tax Inc. Utilities?: <b>No</b>   |
|                        |                  |             | P.I.D.: <b>009-606-050</b>       |
|                        |                  |             | Tour:                            |

View: **No** :

Complex / Subdiv:

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

Style of Home: **4 Level Split**  
 Construction: **Frame - Wood**  
 Exterior: **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: **Fenced Yard, Patio(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
 Parking: **Carpport; Multiple**  
 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, Tile, Wall/Wall/Mixed**

Legal: **LOT 70 DISTRICT LOT 8848 CARIBOO DISTRICT PLAN 21066**

Amenities: **None**

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

| Floor | Type           | Dimensions    | Floor | Type       | Dimensions  | Floor | Type | Dimensions |
|-------|----------------|---------------|-------|------------|-------------|-------|------|------------|
| Above | Master Bedroom | 11'11 x 13'10 | Below | Bedroom    | 11'7 x 9'   |       |      | x          |
| Above | Bedroom        | 9'11 x 11'7   | Below | Laundry    | 8'2 x 6'    |       |      | x          |
| Above | Bedroom        | 9'2 x 11'7    | Bsmt  | Recreation | 15'6 x 24'8 |       |      | x          |
| Main  | Kitchen        | 9' x 10'3     | Bsmt  | Storage    | 9'4 x 11'3  |       |      | x          |
| Main  | Eating Area    | 6'2 x 7'3     | Bsmt  | Sauna      | 4'8 x 8'    |       |      | x          |
| Main  | Dining Room    | 10'10 x 10'9  |       |            | x           |       |      | x          |
| Main  | Living Room    | 16'10 x 18'8  |       |            | x           |       |      | x          |
| Main  | Foyer          | 7'7 x 7'      |       |            | x           |       |      | x          |
| Below | Family Room    | 13'7 x 21'10  |       |            | x           |       |      |            |
| Below | Office         | 12' x 16'     |       |            | x           |       |      |            |

Finished Floor (Main): **906**  
 Finished Floor (Above): **625**  
 Finished Floor (Below): **562**  
 Finished Floor (Basement): **570**  
 Finished Floor (Total): **2,663 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **2,663 sq. ft.**

# of Rooms: **15**  
 # of Kitchens: **1**  
 # of Levels: **4**  
 Suite: **None**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **0** Beds not in Basement: **4**  
 Basement: **Crawl, Fully Finished, Partly Finished**

| Bath | Floor | # of Pieces | Ensuite? |
|------|-------|-------------|----------|
| 1    | Above | 2           | Yes      |
| 2    | Above | 4           | No       |
| 3    | Below | 2           | No       |
| 4    |       |             |          |
| 5    |       |             |          |
| 6    |       |             |          |
| 7    |       |             |          |
| 8    |       |             |          |

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Door Height:

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

**Older established neighbourhood offers this spacious four level split. Located within walking distance to all levels of school including TRU, park and green space. You'll enjoy your level, useable private backyard that's fenced and ready for children and pets. With three bedrooms on the upper level plus a well laid out main floor with additional family room off the kitchen - you're sure to embrace the additional square footage that this vintage home has to offer. Come check it out!**