



Presented by:  
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**Active** **R2118070** **427 SMITH STREET** Residential Detached  
 Board: N Williams Lake (Zone 27) **\$188,000 (LP)**  
 House/Single Family Williams Lake - City (SP) **M**  
 V2G 4A2



Sold Date: Frontage: **68.00** Original Price: **\$188,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1976**  
 Depth / Size: **124** Bathrooms: **2** Age: **40**  
 Lot Area (acres): **0.19** Full Baths: **1** Zoning: **R1**  
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$2,115.73**  
 Rear Yard Exp: For Tax Year: **2016**  
 Approval Req?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **009-136-312**  
 Tour:  
 View: **No**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.** Total Parking: Covered Parking: Parking Access:  
 Construction: **Frame - Wood** Parking: **Carpport; Single, Open**  
 Exterior: **Vinyl** Dist. to Public Transit: Dist. to School Bus:  
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**  
 Rain Screen: Renovations: R.I. Plumbing: Seller's Interest: **Registered Owner**  
 # of Fireplaces: **1** R.I. Fireplaces: Property Disc.: **Yes**  
 Fireplace Fuel: **Wood** PAD Rental:  
 Water Supply: **City/Municipal** Fixtures Leased: **No**  
 Fuel/Heating: **Forced Air, Natural Gas** Fixtures Rmvd: **No**  
 Outdoor Area: **Fenced Yard, Patio(s)** Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**  
 Type of Roof: **Asphalt**

Legal: **LT40 DL71 CD PL22003**  
 Amenities: **None**  
 Site Influences: **Central Location, Paved Road**  
 Features: **Oven-Built In, Range Top, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 11'			x			x
Main	Dining Room	12'10 x 9'6			x			x
Main	Kitchen	8'10 x 12'10			x			x
Main	Foyer	7' x 5'			x			x
Main	Bedroom	11'2 x 8'10			x			x
Main	Bedroom	11'2 x 9'10			x			x
Main	Master Bedroom	10'10 x 12'6			x			x
Bsmt	Recreation	20' x 23'			x			x
Bsmt	Storage	15'10 x 23'			x			x
Bsmt	Other	10'8 x 11'6			x			x

Finished Floor (Main):	<b>1,255</b>	# of Rooms:	<b>10</b>	Bath	1	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	2	<b>Main</b>	<b>2</b>	<b>No</b>					
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	3								
Finished Floor (Basement):	<b>1,255</b>	Suite:	<b>None</b>	4								
Finished Floor (Total):	<b>2,510 sq. ft.</b>	Crawl/Bsmt. Height:		5								
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	6								
Grand Total:	<b>2,510 sq. ft.</b>	Beds not in Basement:	<b>3</b>	7								
		Basement:	<b>Full, Fully Finished</b>	8								

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

**Fabulous and affordable this well cared for family home is move in ready! Located in quiet central side street within walking distance to all levels of school including TRU University. You'll enjoy the level driveway and fully fenced backyard, great for kids and pets. With three bedrooms on the main floor and an awesome, fully updated, oversized family room down it's a great place to sneak away for an evening escape. Enjoy covered parking all winter long in this cozy level entry home. Come check it out.**