



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



**Active** **R2140210** **696 N 10TH AVENUE** **Multifamily**  
 Board: N Williams Lake (Zone 27) **\$258,000 (LP)**  
 Duplex Williams Lake - City (SP) **M**  
 V2G 2L6



Sold Date: Frontage (feet): **66.00** Original Price: **\$258,000**  
 Meas. Type: **Feet** # of Rooms: **17** Frontage (metres): **20.12**  
 Depth / Size (ft.): **149** Bedrooms: **6** Approx. Year Built: **1964**  
 Lot Area (acres): **0.23** Beds in Bsmt: **2** Age: **53**  
 Flood Plain: **No** Beds not in Bsmt: **4** Zoning: **R2**  
 Rear Yard Exp: Bathrooms: **2** Gross Taxes: **\$2,654.59**  
 Approval Req?: Full Baths: **2** For Tax Year: **2016**  
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?: **No**  
 P.I.D.: **005-330-084** Tour:  
 View: **No**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: Reno. Year:  
 # of Fireplaces: **0** R.I. Plumbing:  
 Fireplace Fuel: **None** R.I. Fireplaces:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:  
 Parking: **Open, RV Parking Avail.**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**  
 Sprinklers?: **No** Smoke Detectors?: **Y**  
 Bylaw Infractions?: **N**

Legal: **PL 12691 LT 1 BLK 4 DL 588 LD 05**

Amenities: **None**

Site Influences:  
 Features: **Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 17'6"	Main	Dining Room	12' x 6'			x
Main	Kitchen	10'4' x 8'	Main	Master Bedroom	8'6' x 13'			x
Main	Bedroom	11' x 9'6"	Main	Bedroom	11' x 9'6"			x
Main	Bedroom	12'10' x 8'6"	Bsmt	Family Room	10'6' x 14'6"			x
Bsmt	Bedroom	9' x 12'	Bsmt	Games Room	15'11' x 10'			x
Bsmt	Hobby Room	8'6' x 8'6"	Bsmt	Bedroom	8'6' x 12'			x
Bsmt	Family Room	12' x 15'	Bsmt	Laundry	14' x 12'6"			x
Bsmt	Laundry	14'6' x 5'8"						x
Main	Living Room	10'6' x 12'6"						x
Main	Kitchen	10'4' x 8'						x

Finished Floor (Main): <b>1,680</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): <b>1,680</b>	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total): <b>3,360 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
	Suite:		5				Door Height:
Unfinished Floor: <b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total: <b>3,360 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>		7				
			8				

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

**RARELY AVAILABLE this side by side duplex in an excellent central location! Conveniently located close to all levels of school with easy access to city centre & Gibraltar Mine bus route. Each side offers 2 bedrooms on the main floor, plus a full basement, individual storage sheds plus separate hydro meters. The yard is level, useable & well maintained. UPDATED with 97% efficient furnaces, hot water tanks, roof approx 3 years old, flooring, kitchen (1 side). This is a prime investment opportunity with top quality upgrades. Side B is currently rented at \$1100/month and Side A is owner occupied. Come check it out.**