



Presented by:

Tanya Rankin

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Active
R2143308

Board: N
House/Single Family

1030 MIDNIGHT DRIVE

Williams Lake (Zone 27)
Williams Lake - City
V2G 5K7

Residential Detached

\$435,000 (LP)

(SP)



Sold Date:	Frontage:	0.00	Original Price: \$435,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2000
Depth / Size: 0	Bathrooms:	4	Age: 17
Lot Area (acres): 0.15	Full Baths:	3	Zoning: R1
Flood Plain: No	Half Baths:	1	Gross Taxes: \$4,165.78
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 006-140-726
			Tour:

View: **Yes: Mountains & Valley**

Complex / Subdiv:

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

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

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

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Double, Open**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile**

Legal: **LOT 47 DISTRICT LOT 6483 CARIBOO DISTRICT PLAN 28089**

Amenities: **None**

Site Influences: **Central Location, Paved Road**

Features: **Dishwasher, Microwave, Oven-Built In, Range Top, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	11'8 x 17'10	Bsmt	Bedroom	11'10 x 17'9			x
Main	Living Room	12'4 x 18'10	Bsmt	Walk-In Closet	7' x 5'10			x
Main	Foyer	5'5 x 7'	Bsmt	Storage	15'3 x 11'			x
Main	Dining Room	11'10 x 9'10			x			x
Main	Eating Area	6'8 x 9'9			x			x
Main	Kitchen	13' x 9'			x			x
Main	Laundry	7' x 13'6			x			x
Above	Master Bedroom	12'10 x 17'5			x			x
Above	Bedroom	11'4 x 9'9			x			
Above	Bedroom	9'10 x 12'			x			

Finished Floor (Main): **1,180**
Finished Floor (Above): **960**
Finished Floor (Below): **0**
Finished Floor (Basement): **610**
Finished Floor (Total): **2,750 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,750 sq. ft.**

of Rooms: **13**
of Kitchens: **1**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **3**
Basement: **Fully Finished, Part**

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

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

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

Exceptional, exquisite, one of a kind custom home with the utmost attention to detail. You'll enjoy three masterfully finished floors all with lovely, spacious rooms, perfect for a growing family. Natural sunshine pours into this bright, open kitchen complete with, pantry, loads of roll out drawers, built in appliances & breakfast table. Main floor laundry is a huge bonus for any busy household & doubles as a delightful hobby spot. The unique double sided fireplace is easy to enjoy from both the family & living room adding a warm glow & warmth to any evening. With level easy entry to one of the most spectacular back yard oasis you're sure to spend hours enjoying this tranquil escape. This home & yard are truly a one of a kind unexpected paradise that you typically can't find.