



Presented by:

**Tanya Rankin**

Tanya Rankin Ltd

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**Active**  
**R2156725**Board: N  
Townhouse**52 800 N 2ND AVENUE**

Williams Lake (Zone 27)

Williams Lake - City

V2G 4C4

Residential Attached

**\$92,500** (LP)

(SP)



Sold Date:

Meas. Type: **Feet**Depth / Size (ft.): **0**Lot Area (acres): **0.00**Flood Plain: **No**

Approval Req?:

Exposure:

If new, GST/HST inc?:

Mgmt. Co's Name:

Mgmt. Co's Phone:

View: **No :**

Complex / Subdiv:

Frontage (feet): **0.00**Frontage (metres): **0.00**Bedrooms: **2**Bathrooms: **1**Full Baths: **1**Half Baths: **0**Maint. Fee: **\$211.00**Original Price: **\$92,500**Approx. Year Built: **1974**Age: **43**Zoning: **R3**Gross Taxes: **\$889.20**For Tax Year: **2016**Tax Inc. Utilities?: **No**P.I.D.: **004-936-931**

Tour:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Tar & Gravel**Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **1**Total Parking:  
Parking: **Other**

Covered Parking:

Parking Access:

Locker:

Dist. to School Bus:

Total Units in Strata:

Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**Property Disc.: **Yes**Fixtures Leased: **No :**Fixtures Rmvd: **No :**Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**  
Legal: **PL PGS20 LT 35 DL 71 LD 05 STRATA LOT AS SHOWN ON FORM 1..**Amenities: **None**Site Influences: **Central Location, Paved Road**  
Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 17'			x			x
Main	Kitchen	9' x 9'			x			x
Main	Dining Room	9' x 10'			x			x
Main	Utility	8' x 9'			x			x
Above	Master Bedroom	10' x 14'			x			x
Above	Bedroom	8' x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>489</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>560</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,049 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Not Allowed</b>			5				Door Height:
Grand Total:	<b>1,049 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**Affordable condo style living in well run building with pro-active strata. Within easy walking distance to down town. This 3 level split offers 2 spacious bedrooms, & a wonderful deck overlooking the courtyard. UPDATED with first class finishing you'll love the modern kitchen, all new interior & closet doors, bathroom updates and so much more. This unit is a unique gem that's truly move in ready. Strata fees are currently \$211/month - parking stall 4. Current tenant pays \$800/month and is keen to stay on. Come check it out!**