



Presented by:
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Active **1205 MOON AVENUE** Residential Detached
R2157692 Williams Lake (Zone 27) **\$248,000 (LP)**
 Board: N Williams Lake - City (SP)
 House/Single Family V2G 4C1



Sold Date: Frontage: **70.00** Original Price: **\$248,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1977**
 Depth / Size: **120** Bathrooms: **3** Age: **40**
 Lot Area (acres): **0.19** Full Baths: **3** Zoning: **R1**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$2,642.88**
 Rear Yard Exp: For Tax Year: **2016**
 Approval Req?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **004-224-159**
 Tour:

View: **Yes: Mountains & Valley**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Single, 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: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL 22003 LT 134 DL 71 LD 05**

Amenities: **None**

Site Influences: **Central Location, Paved Road, Recreation Nearby**
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'7 x 12'3	Bsmt	Bedroom	11' x 12'			x
Main	Dining Room	9'6 x 11'6	Bsmt	Laundry	8' x 10'			x
Main	Living Room	14' x 16'	Bsmt	Recreation	14' x 16'			x
Main	Bedroom	9'6 x 8'10						x
Main	Bedroom	9'6 x 10'						x
Main	Master Bedroom	12' x 11'9						x
Bsmt	Kitchen	13' x 6'						x
Bsmt	Eating Area	4'6 x 7'						x
Bsmt	Family Room	13' x 9'10						x
Bsmt	Bedroom	9'9 x 10'6						x

Finished Floor (Main):	1,200	# of Rooms:	13	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	4	No			Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	3	Yes			Workshop/Shed:
Finished Floor (Basement):	1,190	Suite:	Unauthorized Suite	3	Bsmt	4	No			Pool:
Finished Floor (Total):	2,390 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement:	2	5						Door Height:
Grand Total:	2,390 sq. ft.	Beds not in Basement:	3	6						
		Basement:	Full, Fully Finished, Separate Entry	7						
				8						

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

Fabulous family home in desirable location on Moon Avenue with opportunity for added income! With a little love and elbow grease this gem can be made squeaky clean. Main floor is currently rented for \$1200 per month and boasts 3 bedrooms and 2 full baths. The one bedroom suite is currently rented for \$600/month. You'll enjoy the level, useable back yard, fully fenced & loads of sunshine. Located across from Nesika Elementary School, & next to the middle school its a great location for kids & families. Come check it out!