



Presented by:

Tanya Rankin

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Active
R2171976
Board: N
House/Single Family

302 N 5TH AVENUE

Williams Lake (Zone 27)
Williams Lake - City
V2G 2G4

Residential Detached

\$275,000 (LP)

(SP)



Sold Date:	Frontage:	66.00	Original Price: \$275,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1954
Depth / Size: 132	Bathrooms:	2	Age: 63
Lot Area (acres): 0.20	Full Baths:	2	Zoning: R2
Flood Plain: No	Half Baths:	0	Gross Taxes: \$2,092.28
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 013-571-532
			Tour:
View:	Yes: mountains		
Complex / Subdiv:			
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: **3 Level Split**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
 Parking: **DetachedGrge/Carport, 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: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 12 BLOCK 1 DISTRICT LOT 71 CARIBOO DISTRICT PLAN 5884**

Amenities: **None**

Site Influences: **Central Location, Lane Access, Paved Road, Private Yard**
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	12'10 x 10'9			x			x
Above	Bedroom	8'4 x 10'10			x			x
Above	Bedroom	7'10 x 11'			x			x
Main	Foyer	11'10 x 6'4			x			x
Main	Living Room	13'9 x 16'6			x			x
Main	Dining Room	9' x 10'5			x			x
Main	Kitchen	13'6 x 9'6			x			x
Bsmt	Laundry	18' x 8'10			x			x
Bsmt	Recreation	18'7 x 13'10			x			x
		x			x			x

Finished Floor (Main): **600**
 Finished Floor (Above): **609**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **609**
 Finished Floor (Total): **1,818 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,818 sq. ft.**

of Rooms: **9**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **3**
 Basement: **Fully Finished, Part**

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

Outbuildings
 Barn:
 Workshop/Shed: **23' x**
 Pool:
 Garage Sz:
 Door Height:

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

URBAN living in the heart of town. This is an absolute gem with all the convenience of city style living. Minutes walk to schools, hospital, dentist, grocery store, public library, rec center, coffee shops, banks, & so much more. This exceptional back yard is an unexpected paradise, complete with privacy, mature trees & spacious detached double car garage/shop backing onto quiet alley. You'll love the character inside this adorable 3 level split, with wonderfully updated kitchen, & bathrooms, plus heaps of natural light bursting in thru the oversized front picture window. Special homes are hard to find. Come check it out!