

Presented by:  
**Tanya Rankin**

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Williams Lake (Zone 27), Williams Lake - City

**MLS# N214707**

Residential Detached

**1470 N 12TH AV, V2G 3X4**

**Active**



List Price: \$222,500

Complex/Subdiv:

Frontage:	Bedrooms:	3	PID:	009-606-963
Depth/Size:	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt: 0.00	Full Baths:	2	Approx Yr Blt:	9999
Rear Yard Exp:	Half Baths:	0	Age at List Date:	999
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$2,332 (2011)
Flood Plain: No	Zoning:	R1		

View:

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: Split Entry, 2 Storey  
Construction: Frame - Wood  
Foundation: Concrete Perimeter  
Exterior: Stucco, Other  
Rainscreen:  
Type of Roof: Asphalt  
Renovations:  
Flooring: Laminate, Tile, Vinyl/Linoleum  
Water Supply: City/Municipal  
Heat/Fuel: Wood, Forced Air, Natural Gas  
No. of Fireplaces: 0  
Fireplace Fuel:  
Outdoor Area: Patio(s)  
Pad Rental:  
Fixtures Leas: N  
Fixt Removed: N

R/I Plumbing:

Reno Year:

R/I Fireplaces:

Total Parking: Covered Parking:

Parking Access: Front

Parking Facilities: Garage; Single, Open

Dist to Public Trans:

Dist to School Bus:

Possession:

Title to Land: Freehold NonStrata

Seller's Interest: Registered Owner

Mortgage Info: \$0

Property Disclosure: Y

Out Buildings:

Legal: PL 21066 LT 73 DL 8848 LD 05  
Amenities: None  
Site Influences:  
Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'4" X 15'			X			X
Main F.	Kitchen	12' X 7'6"			X			X
Main F.	Dining	9'4" X 8'			X			X
Main F.	Bedroom	8'10" X 8'			X			X
Main F.	Office	9'8" X 9'4"			X			X
Main F.	Master Bedroom	9'9" X 12'3"			X			X
Bsmt	Recreation Room	20' X 8'8"			X			X
Bsmt	Bedroom	11'7" X 7'6"			X			X
Bsmt	Family Room	14'3" X 15'			X			
Bsmt	Laundry	10' X 5'8"			X			

**Floor Area (SqFt):**

Main Floor Area SqFt: 1,012  
Finished Floor Up SqFt: 0  
Finished Floor Down: 0  
Finished Floor Bsmt SqFt: 1,012  
Total Finished Floor SqFt: 2,024

Total # Rooms: 10  
# Kitchens: 1  
Finished Levels: 2  
Crawl/Bsmt Height:  
Basement Area: Full, Fully Finished

**Bathrooms**

1 3 Piece; Ensuite: N; Level: Main F.  
2 3 Piece; Ensuite: N; Level: Bsmt  
3  
4  
5  
6  
7  
8

Unfinished Floor: 0  
Grand Total Floor Area: 2,024

Suite: None

Listing Broker(s): Tanya Rankin Ltd

Wow! Great home, great location, great value! A little touch of character and a whole bunch of potential! A little piece of "unique" right here in the heart of the Cariboo! Private, level, fully fenced backyard with rear access and awesomegarden. Pine cupboards, and blue ceramic counters make for a warm and cozy feeling that brings on a sense of awww. Generous master with adjoining office/or dressing room. The family room down is sure to please the teenage crowd complete with knock off kitchen. Driveway recently paved, some updated windows, and a new certified highly efficient woodstove.