

Williams Lake (Zone 27), Williams Lake - City
497 MIDNIGHT DR, V2G 4E4

MLS# N214692

Residential Detached

Active



| | | | |
|-------------------|--|----------------------|---------------------|
| List Price: | \$259,900 | Days on Mkt: | 2 |
| List Date: | 21-Nov-11 | Expiry Date: | 31-Mar-12 |
| Complex/Subdiv | | | |
| Previous Price: | | Frontage: | 70.00 ft |
| Original Price: | \$259,900 | Frontage Metric: | 0.000 |
| Meas Type: | Feet | Bedrooms: | 4 |
| Depth/Size: | 120 | Bathrooms: | 3 |
| Lot Area SqFt: | 0 | Full Baths: | 3 |
| Rear Yard Exp: | | Half Baths: | 0 |
| Flood Plain: | No | If New GST/HST Incl: | |
| View: | | Taxes: | \$2,371 (2011) |
| Serv Connected: | Electricity, Natural Gas, Sanitary Sewer, Water, | | |
| PID: | 009-135-511 | Approx Yr Blt: | 1978 |
| Age at List Date: | 33 | Type: | House/Single Family |
| Zoning: | R1 | Tax Incl Utilities: | No |

| | | | |
|--------------------|-------------------------------------|-----------------------|-----------------------|
| Style of Home: | Rancher/Bungalow w/Bsmt. | Total Parking: | Covered Parking: |
| Construction: | Frame - Wood | Parking Access: | |
| Foundation: | Concrete Perimeter | Parking Facilities: | Carport; Single, Open |
| Exterior: | Wood | | |
| Rainscreen: | | R/I Plumbing: | |
| Type of Roof: | Asphalt | Dist to Public Trans: | Dist to School Bus: |
| Renovations: | | Possession: | |
| Flooring: | Hardwood, Laminate, Wall/Wall/Mixed | Title to Land: | Freehold NonStrata |
| Water Supply: | City/Municipal | Seller's Interest: | Registered Owner |
| Heat/Fuel: | Forced Air | Mortgage Info: | \$0 |
| No. of Fireplaces: | 1 | Property Disclosure: | Y |
| Fireplace Fuel: | Wood | Out Buildings: | |
| Outdoor Area: | Fenced Yard, Sundeck(s) | Pad Rental: | |
| Registered: | | CSA/BCE: | |
| Fixtures Leased: | N | | |
| Fixtures Removed: | N | | |

Legal: PL 22003 LT 186 DL 71 LD 05
Amenities: None
Site Influences: Central Location, Paved Road, Recreation Nearby
Municipal Charges:
Features Incl:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|------------|-------|------------|--------------|-------|------|------------|
| Main F. | Living Room | 14' X 14' | Below | Cold Room | 4'6 X 12'6 | | | X |
| Main F. | Kitchen | 10' X 8' | Below | Media Room | 12'10 X 18'8 | | | X |
| Main F. | Dining | 9' X 8' | Below | Gym | 16'2 X 13' | | | X |
| Main F. | Entrance Hall | 6' X 4'6 | Below | Bedroom | 8'6 X 11'5 | | | X |
| Main F. | Entrance Hall | 6' X 4'6 | | | X | | | X |
| Main F. | Master Bedroom | 13'9 X 11' | | | X | | | X |
| Main F. | Bedroom | 9'4 X 10'2 | | | X | | | X |
| Main F. | Bedroom | 10'3 X 9'3 | | | X | | | X |
| Below | Laundry | 7'6 X 10'7 | | | X | | | |
| Below | Entrance Hall | 10'4 X 7'5 | | | X | | | |

| | | | |
|---------------------------|-------|--------------------|----------------------|
| <u>Floor Area (SqFt):</u> | | <u>Bathrooms</u> | |
| Main Floor Area: | 1,284 | Total # Rooms: | 14 |
| Finished Floor Up: | 0 | # Kitchens: | 1 |
| Finished Floor Down: | 0 | Finished Levels: | 2 |
| Finished Floor Bsmt: | 1,284 | Crawl/Bsmt Height: | 4 |
| Total Finished Floor: | 2,568 | Basement Area: | Full, Fully Finished |
| Unfinished Floor: | 0 | Suite: | None |
| Grand Total Floor Area: | 2,568 | | |

Listing Broker 1: Tanya Rankin Ltd 250-392-0371 Appointments: Phone L.R. First
Listing Sales Rep 1: Tanya Rankin tanya@tanyarankin.com 250-392-0371 For Appts Call: TANYA RANKIN
Listing Sales Rep(s): Appointment Ph: 250-392-0371
Listing Broker 2: Occupancy: Owner
Selling Broker(s):
Selling Sales Rep(s):
Owner: JOHN TENT/KIMBERLEY TENT
Commission: 2% ON THE 1ST \$100,000/1.2% ON THE BALANCE + HST

Realtor Remarks: All appliances are negotiable.

Wow! Awesome family home bursting with character and pride of ownership. Open your front door to be greeted by wonderful oak hardwood floors! The african decor is refreshing and alive throughout the main floor. 3 bedrooms on the main with a fantastic 3 piece ensuite. Bonus basement space offers an additional 3 bedrooms plus home theatre, and 3 piece bathroom. Kitchen is great for gatherings and updated stainless appliances and handcrafted tile backsplash. This covered deck is perfect for entertaining and the carport will make the winters manageable.