

Presented by:
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Williams Lake (Zone 27), Williams Lake - City MLS# N215334 Residential Detached
577 COMER ST, V2G 1T8 **Active**



List Price: \$166,800

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 013-321-161
Depth/Size:	Bathrooms: 1	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 1	Approx Yr Blt: 1972
Rear Yard Exp:	Half Baths: 0	Age at List Date: 40
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,019 (2011)
Flood Plain: No	Zoning: R1	
View: N		

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

Style of Home: 3 Level Split	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Laminate, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Radiant		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: None		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 7978 LT 2 BLK 3 DL 588 LD 05
 Amenities: None
 Site Influences: Central Location, Paved Road, Recreation Nearby, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 19'			X			X
Main F.	Kitchen	12' X 9'			X			X
Main F.	Dining	9' X 11'5			X			X
Above	Bedroom	9' X 12'			X			X
Above	Bedroom	10' X 9'8			X			X
Above	Master Bedroom	12' X 10'7			X			X
Bsmt	Family Room	10'6 X 21'			X			X
Bsmt	Laundry	8' X 7'5			X			X
Bsmt	Bedroom	13' X 9'			X			X
					X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 635	Total # Rooms: 9	1 4 Piece; Ensuite: N; Level: Above
Finished Floor Up SqFt: 596	# Kitchens: 1	2
Finished Floor Down: 0	Finished Levels: 3	3
Finished Floor Bsmt SqFt: 596	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 1,827	Basement Area: Part, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 1,827		8

Listing Broker(s): Tanya Rankin Ltd

Yowzaa! Kinda cute with a touch of character. Minutes walk to hospital, all levels of school and downtown. This adorable 3 level split is a very efficient hard working space! 3 generous bedrooms up with a completely updated full bathroom. The large picture window, and wood burning fireplace allows you to enjoy natural sunlight and year round warmth. New flooring throughout all three levels, plus updated kitchen makes for a home that's move in ready! Don't forget to check out the bonus attic space off of the third bedroom..it's a child fantasy come true!