

Presented by:
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Williams Lake (Zone 27), Esler/Dog Creek	MLS# N215963	Residential Detached
412 RICHARD ST, V2G 3L7		Active

No Photo Available	List Price: \$ 149,500					
	Complex/Subdiv:					
	Frontage:	0.00 ft	Bedrooms:	3	PID:	012-201-936
	Depth/Size:		Bathrooms:	1	Type:	House/Single Family
	Lot Area SqFt:	0.00	Full Baths:	1	Approx Yr Blt:	9999
	Rear Yard Exp:		Half Baths:	0	Age at List Date:	999
	Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$1,116 (2011)
	Flood Plain:	No	Zoning:	R1		
	View:	N				
	Serv. Connected:	Electricity, Natural Gas, Septic, Water				

Style of Home: Rancher/Bungalow w/Bsmt. Construction: Frame - Wood Foundation: Concrete Perimeter Exterior: Vinyl Rainscreen: Type of Roof: Asphalt Renovations: Flooring: Laminate, Tile, Vinyl/Linoleum Water Supply: Well - Drilled Heat/Fuel: Natural Gas, Forced Air No. of Fireplaces: 0 Fireplace Fuel: None Outdoor Area: Patio(s) Pad Rental: Fixtures Leas: N Fixt Removed: N	R/I Plumbing: Reno Year: R/I Fireplaces:	Total Parking: Parking Access: Parking Facilities: Open Dist to Public Trans: Possession: Title to Land: Freehold NonStrata Seller's Interest: Registered Owner Mortgage Info: \$0 Property Disclosure: Y Out Buildings:
Covered Parking: Dist to School Bus:		

Legal:	PL 14089 LT 29 DL 5724 LD 05
Amenities:	Storage, Workshop Detached
Site Influences:	Paved Road, Private Setting, Private Yard, Treed
Features Incl:	Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'10 X 11'8			X			X
Main F.	Kitchen	14' X 9'7			X			X
Main F.	Dining	10'6 X 11'3			X			X
Main F.	Master Bedroom	11' X 11'6			X			X
Main F.	Bedroom	11'2 X 9'7			X			X
Main F.	Bedroom	8'8 X 9'6			X			X
Main F.	Entrance Hall	5'5 X 6'3			X			X
Bsmt	Recreation Room	11'6 X 19'5			X			X
Bsmt	Laundry	6'1 X 7'8			X			
Bsmt	Office	11' X 10'			X			

<u>Floor Area (SqFt):</u>			<u>Bathrooms</u>		
Main Floor Area SqFt:	1,135	Total # Rooms:	10	1 4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Up SqFt:	0	# Kitchens:	1	2	
Finished Floor Down:	0	Finished Levels:	2	3	
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:		4	
Total Finished Floor SqFt:	1,135	Basement Area:	Full, Partly Finished	5	
				6	
Unfinished Floor:	758	Suite:	None	7	
Grand Total Floor Area:	1,893			8	

Listing Broker(s): Tanya Rankin Ltd

Bursting with value, this updated home is perfect for a first time buyer or any family. 3 bedrooms on the main floor and a full basement for expansion there's room to grow and it's oh so affordable. The spacious kitchen offers lots of cupboard and plenty of room to cook and prepare. With an awesome heated shop it's just perfect for anyone with a hobby or wanting to do some extra monkey wrenching. Large lot is private with so much potential just minutes to town and close to Mountview Elementary (a great school). So few homes in this price range with as many updates and great features! Ave Hydro \$115 per month according to BC Hydro.