

Presented by:
Tanya Rankin

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Williams Lake (Zone 27), Esler/Dog Creek

MLS# N211300

Residential Detached

412 RICHARD ST, V2G 3L7

Active



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:	\$1,061 (2010)
Flood Plain:	No	Zoning:	R1		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Septic, Water				

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

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			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,135	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	1,135	5
		6
Unfinished Floor:	758	7
Grand Total Floor Area:	1,893	8

Total # Rooms: 10
Kitchens: 1
Finished Levels: 2
Crawl/Bsmt Height: 4
Basement Area: Full, Partly Finished
Suite: None

Listing Broker(s): Tanya Rankin Ltd

Wow! 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! Average hydro \$115 per month according to BC Hydro.