



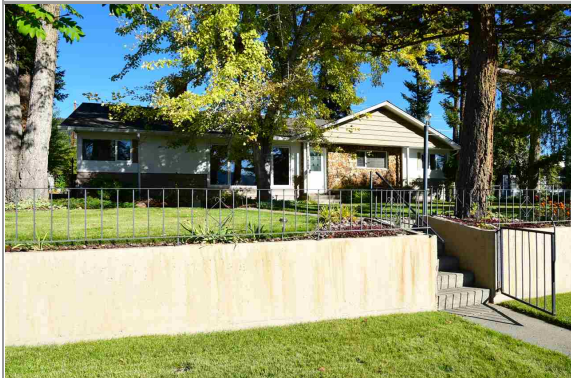
Presented by:
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Active
R2212464
 Board: N
 House/Single Family

372 N FIFTH AVENUE
 Williams Lake (Zone 27)
 Williams Lake - City
 V2G 2G4

Residential Detached
\$328,000 (LP)
 (SP)



Sold Date: Frontage: **90.00** Original Price: **\$328,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1967**
 Depth / Size: **132** Bathrooms: **3** Age: **50**
 Lot Area (acres): **0.27** Full Baths: **2** Zoning: **R2**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$2,856.09**
 Rear Yard Exp: For Tax Year: **2016**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **012-983-373**
 Tour:

View: **No :**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural, Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
 Parking: **DetachedGrge/Carport**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT A PL16225 DL588 LD05 CD**

Amenities: **Workshop Detached**

Site Influences: **Central Location, Paved Road, Treed**

Features: **Dishwasher, Refrigerator, Stove, Vacuum Blt. In**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|-------------|-------------|-------|------|------------|
| Main | Living Room | 13'6 x 16' | Bsmt | Mud Room | 18'3 x 10' | | | x |
| Main | Foyer | 3'6 x 7' | Bsmt | Recreation | 12'2 x 21' | | | x |
| Main | Dining Room | 9'6 x 10'11 | Bsmt | Kitchen | 10'6 x 8'3 | | | x |
| Main | Kitchen | 11' x 14' | Bsmt | Eating Area | 8'2 x 7' | | | x |
| Main | Laundry | 6'5 x 11'7 | Bsmt | Bedroom | 11'7 x 12'3 | | | x |
| Main | Office | 13'6 x 11'6 | Bsmt | Bedroom | 14'2 x 12'8 | | | x |
| Main | Master Bedroom | 10'8 x 13'8 | | | x | | | x |
| Main | Bedroom | 9'11 x 13'6 | | | x | | | x |
| Main | Bedroom | 10' x 12' | | | x | | | |
| Bsmt | Other | 13'7 x 14'6 | | | x | | | |

| | | | | | | | |
|----------------------------|----------------------|---------------------------------------|------|-------|-------------|-----------|-----------------------------|
| Finished Floor (Main): | 1,660 | # of Rooms: 16 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | # of Kitchens: 2 | 1 | Main | 2 | No | Barn: |
| Finished Floor (Below): | 0 | # of Levels: 2 | 2 | Main | 5 | No | Workshop/Shed: |
| Finished Floor (Basement): | 1,660 | Suite: Legal Suite | 3 | Bsmt | 4 | No | Pool: |
| Finished Floor (Total): | 3,320 sq. ft. | Crawl/Bsmt. Height: | 4 | | | | Garage Sz: 21' x 26' |
| | | Beds in Basement: 2 | 5 | | | | Door Height: |
| | | Beds not in Basement: 3 | 6 | | | | |
| | | Basement: Full, Fully Finished | 7 | | | | |
| | | | 8 | | | | |

Listing Broker(s): **Tanya Rankin Ltd**

ONE OF A KIND, retro neighborhood with absolutely wonderful landscaped yard! It's truly a piece of paradise that feels like you've stepped into the pages of a home & garden magazine! You'll love the attention to detail & quality that went into building this exceptionally well cared for iconic home. With 4 bedrooms on the main floor and a comfortable 2 bedroom suite it's larger than meets the eye! The living room's picture window truly brings the outdoors right inside your home, with heaps of natural light & sunshine. Enjoy summers outside on your 12x16 covered patio, complete with fully fenced back yard PLUS exceptional 21x26 DETACHED GARAGE. Updates include, roof, gutters, flooring, & hot water tank.