



Presented by:
Tanya Rankin
 Tanya Rankin Ltd
 Phone: 250-392-0371
 www.williamslakerealestate.com
 tanya@tanyarankin.com



Active
R2236481
 Board: N
 House/Single Family

3415 PONDEROSA PLACE
 Williams Lake (Zone 27)
 Williams Lake - Rural North
 V2G 5C4

Residential Detached
\$194,999 (LP)
 (SP)



Sold Date: Frontage: **0.00** Original Price: **\$194,999**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1965**
 Depth / Size: **0** Bathrooms: **2** Age: **53**
 Lot Area (acres): **0.55** Full Baths: **2** Zoning: **R1**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$2,194.76**
 Rear Yard Exp: For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **012-139-734**
 Tour:

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

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Metal**

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Double**
 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: **Laminate, Vinyl/Linoleum**

Legal: **PL 14518 LT 2 DL 8860 LD 05**

Amenities: **None**

Site Influences: **Paved Road**
 Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'4 x 11'6	Bsmt	Living Room	15'8 x 16'6			x
Main	Living Room	15'6 x 15'	Bsmt	Bedroom	15' x 10'10			x
Main	Laundry	4'6 x 7'6	Bsmt	Kitchen	15'3 x 9'6			x
Main	Den	8'2 x 7'3			x			x
Main	Bedroom	10'9 x 10'			x			x
Main	Bedroom	10' x 10'3			x			x
Main	Master Bedroom	13'8 x 12'4			x			x
Main	Dining Room	13'4 x 7'9			x			x
Bsmt	Office	7' x 13'6			x			
Bsmt	Bedroom	12' x 9'8			x			

Finished Floor (Main):	1,450	# of Rooms:	13	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	4	No			Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Bsmt	4	No			Workshop/Shed:
Finished Floor (Basement):	1,000	Suite:	Unauthorized Suite	3						Pool:
Finished Floor (Total):	2,450 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement:	2	5						Door Height:
Grand Total:	2,450 sq. ft.	Basement:	Full, Fully Finished	6						
				7						
				8						

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

SUITE DEAL! Enjoy the open concept floor plan of this fantastic family home or ideal investment opportunity. Located at the end of the street in quiet Pine Valley - just North of town en-route to Gibraltar Mine. Main floor offers 4 bedrooms, with a bonus 2 bedroom in-law suite down (has been rented for \$900/month). Both up and down have their own laundry. Great natural light & sunshine thru large picture window with a sense of privacy. The oversized double car garage is handy as a great work shop. You'll love the updated windows, kitchen, bath, & flooring.