



Presented by:

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Active
R2265267

Board: N
House/Single Family

1430 N TWELFTH AVENUE

Williams Lake (Zone 27)
Williams Lake - City
V2G 3X4

Residential Detached

\$315,000 (LP)

(SP)



Sold Date:	Frontage:	0.00	Original Price: \$315,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1974
Depth / Size: 0	Bathrooms:	2	Age: 44
Lot Area (acres): 0.22	Full Baths:	2	Zoning: R1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,001.18
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-607-021
			Tour:

View: **Yes: MOUNTAINS & VALLEY**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Aluminum**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
 Parking: **Carpport; Single, Open**
 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, Wall/Wall/Mixed**

Legal: **PL PGP21066 LT 77 DL 8848 LD 05.**

Amenities: **None**

Site Influences: **Paved Road, Private Yard, Treed**
Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'11"	Bsmt	Laundry	12'6 x 10'			x
Main	Kitchen	12' x 10'2"			x			x
Main	Dining Room	10'9 x 9'3"			x			x
Main	Family Room	23'6 x 11'8"			x			x
Main	Master Bedroom	11'3 x 10'4"			x			x
Main	Bedroom	10'2 x 10'3"			x			x
Main	Bedroom	11' x 9'7"			x			x
Bsmt	Recreation	24'6 x 13'5"			x			x
Bsmt	Bedroom	12'7 x 11'			x			
Bsmt	Bedroom	7'11 x 7'11"			x			

Finished Floor (Main): **1,386**
 Finished Floor (Above): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,150**
 Finished Floor (Total): **2,536 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **2,536 sq. ft.**

of Rooms: **11**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **2** Beds not in Basement: **3**
 Basement: **Full, Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Bsmt	3	No
3			
4			
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

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

Exceptionally well updated this AWESOME HOME lives far larger than it looks! Truly move-in ready you will love the spacious main floor with unexpected family room - complete with vaulted ceiling's, gas fireplace, & sliding door access to spectacular deck with fully fenced backyard. With option of 5 bedrooms, 2 full baths, & an awesome bsmt boot room it's ideal for a growing family. Located in a quiet neighborhood, closed all levels of school, as well as the Gibraltar bus route. This is a RARE FIND renovated from top to bottom with completely new professionally installed kitchen, flooring, decking, bathrooms, & roof 2007.