



Presented by:
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Active
R2275162

Board: N
House/Single Family

1191 TOWER CRESCENT

Williams Lake (Zone 27)
Williams Lake - City
V2G 1A6

Residential Detached

\$252,000 (LP)

(SP)



| | | | |
|-------------------------------|-------------|--------------|----------------------------------|
| Sold Date: | Frontage: | 80.00 | Original Price: \$252,000 |
| Meas. Type: Feet | Bedrooms: | 3 | Approx. Year Built: 1973 |
| Depth / Size: 120 | Bathrooms: | 2 | Age: 45 |
| Lot Area (acres): 0.22 | Full Baths: | 2 | Zoning: R1 |
| Flood Plain: No | Half Baths: | 0 | Gross Taxes: \$2,753.40 |
| Rear Yard Exp: | | | For Tax Year: 2017 |
| Council Apprv?: | | | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | | P.I.D.: 004-224-001 |
| | | | Tour: |

View: **Yes: MOUNTAINS**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
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: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
Parking: **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: **Hardwood, Wall/Wall/Mixed**

Legal: **PL PGP14337 LT 6 DL 8816 LD 05.**

Amenities: **None**

Site Influences: **Paved Road, Private Yard**

Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main | Kitchen | 13' x 10'6 | | | x | | | x |
| Main | Dining Room | 8' x 8' | | | x | | | x |
| Main | Living Room | 14'6 x 15'2 | | | x | | | x |
| Main | Bedroom | 8'11 x 9' | | | x | | | x |
| Main | Master Bedroom | 15' x 11'2 | | | x | | | x |
| Main | Foyer | 5'9 x 3'6 | | | x | | | x |
| Bsmt | Recreation | 14' x 21'6 | | | x | | | x |
| Bsmt | Kitchen | 10'6 x 11'6 | | | x | | | x |
| Bsmt | Bedroom | 10'4 x 14' | | | x | | | |
| Bsmt | Laundry | 7' x 8' | | | x | | | |

| | | | | | | | |
|----------------------------|----------------------|---|------|-------|-------------|-----------|----------------|
| Finished Floor (Main): | 1,046 | # of Rooms: 10 | Bath | Floor | # 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): | 1,046 | Suite: Unauthorized Suite | 3 | | | | Pool: |
| Finished Floor (Total): | 2,092 sq. ft. | Crawl/Bsmt. Height: | 4 | | | | Garage Sz: |
| | | Beds in Basement: 1 Beds not in Basement: 2 | 5 | | | | Door Height: |
| Unfinished Floor: | 0 | Basement: Full, Fully Finished | 6 | | | | |
| Grand Total: | 2,092 sq. ft. | | 7 | | | | |
| | | | 8 | | | | |

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

INVESTMENT OPPORTUNITY in prime neighborhood with exceptional easy access to endless trails & crown land. You'll love the privacy and green space from your deck & fully fenced back yard as it feels like you're out in the country. Located on the super sunny side of town you'll enjoy 2 bedrooms up PLUS the option of a 1 bedroom inlaw suite down. Both up and down are currently rented \$1000 up and \$800 down. Both are long term tenants. Come check it out!