



Presented by:

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Active
R2280871
Board: N
House/Single Family

745 PIGEON AVENUE

Williams Lake (Zone 27)
Williams Lake - City
V2G 2B4

Residential Detached

\$290,000 (LP)

(SP)



Sold Date:	Frontage:	70.00	Original Price: \$290,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1972
Depth / Size: 120	Bathrooms:	2	Age: 46
Lot Area (acres): 0.19	Full Baths:	2	Zoning: R1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$2,257.85
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-146-079
			Tour:

View: **No** :

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Aluminum**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 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: **Carport; 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, Tile, Wall/Wall/Mixed**

Legal: **PL PGP18198 LT 15 DL 71 LD 05.**

Amenities: **None**

Site Influences: **Central Location, Lane Access, Paved Road**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13' x 9'	Bsmt	Laundry	10' x 12'			x
Main	Dining Room	8' x 9'	Bsmt	Bedroom	11'7 x 11'9			x
Main	Living Room	17'7 x 12'4						x
Main	Foyer	8' x 4'						x
Main	Bedroom	9'10 x 9'7						x
Main	Bedroom	9' x 12'6						x
Main	Master Bedroom	11'3 x 11'						x
Bsmt	Recreation	24' x 12'						x
Bsmt	Bedroom	11'6 x 8'8						x
Bsmt	Storage	12'6 x 12'						x

Finished Floor (Main): **1,144**
 Finished Floor (Above): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,144**
 Finished Floor (Total): **2,288 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **2,288 sq. ft.**

of Rooms: **12**
 # 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	5	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**

Wonderfully updated home in PRIME central location. This adorable level entry, 5 bedroom, 2 bathroom home is walking distance to downtown & all levels of school. Enjoy nice level driveway with carport & back yard alley access. IMMEDIATE POSSESSION available! Updates include: roof Mar 2018, furnace & hot water heater Jan 2018, appliances Dec 2017, new tile ceilings Dec 2017, flooring up Oct 2017, carpet down May 2018, kitchen Jan 2018, bathroom incl tub, sinks, counters, etc May 2018, new interior doors Jan 2018, downstairs bath April 2018, downstairs hanging ceilings including lighting May 2018, exterior paint June 2018. Come check it out!