



Presented by:
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Active
R2297296
 Board: N
 House/Single Family

1460 N 11TH AVENUE

Williams Lake (Zone 27)
 Williams Lake - City
 V2G 3X2

Residential Detached

\$289,500 (LP)

(SP)



Sold Date:	Frontage:	75.00	Original Price: \$305,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1974
Depth / Size: 120	Bathrooms:	3	Age: 44
Lot Area (acres): 0.21	Full Baths:	2	Zoning: R1
Flood Plain: No	Half Baths:	1	Gross Taxes: \$2,682.27
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 008-777-080
			Tour:

View: **Yes: MOUNTAINS & VALLEY**

Complex / Subdiv:

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

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Aluminum**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas, None**
 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: **Garage; 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: **Tile, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL PGP21066 LT 22 DL 8848 LD 05.**

Amenities: **Green House**

Site Influences: **Central Location, Paved Road, Private Yard**
 Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'5			x			x
Main	Dining Room	11'2 x 9'11			x			x
Main	Kitchen	12'6 x 11'2			x			x
Main	Bedroom	10'11 x 8'			x			x
Main	Bedroom	9'10 x 10'			x			x
Main	Master Bedroom	11'4 x 13'			x			x
Bsmt	Foyer	9' x 9'			x			x
Bsmt	Recreation	12'7 x 16'6			x			x
Bsmt	Laundry	12' x 10'5			x			
Bsmt	Bedroom	10'10 x 11'			x			

Finished Floor (Main):	1,200	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	750	Suite: None	3	Bsmt	3	No	Pool:
Finished Floor (Total):	1,950 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 1 Beds not in Basement: 3	5				Door Height:
Grand Total:	1,950 sq. ft.	Basement: Fully Finished, Part	6				
			7				
			8				

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

Spectacular, private, backyard paradise in wonderful family friendly neighborhood centrally located to all levels of school including university. Lovingly cared for this 4 bedroom, 2.5 bathroom home has loads of natural light & sunshine with view across into valley. Spacious basement foyer combined with single car garage is awesome for any active household, perfect for sports gear & all kinds of storage. Teenagers can enjoy movie night in the basement rec room while you're curled up beside the cozy gas fireplace on your main floor living room. Updates include: some flooring, kitchen, windows, roof, furnace, hot water tank (Sept 4th), and so much more.