



Presented by:

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Active
R2308633

Board: N
House/Single Family

1215 MIDNIGHT DRIVE

Williams Lake (Zone 27)
Williams Lake - City
V2G 5K7

Residential Detached

\$415,000 (LP)

(SP)



| | | | |
|--|-------------|-------------|----------------------------------|
| Sold Date: | Frontage: | 0.00 | Original Price: \$415,000 |
| Meas. Type: Feet | Bedrooms: | 5 | Approx. Year Built: 2012 |
| Depth / Size: 0 | Bathrooms: | 3 | Age: 6 |
| Lot Area (acres): 0.20 | Full Baths: | 3 | Zoning: R1 |
| Flood Plain: No | Half Baths: | 0 | Gross Taxes: \$4,038.15 |
| Rear Yard Exp: | | | For Tax Year: 2017 |
| Council Apprv?: | | | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | | P.I.D.: 028-750-080 |
| | | | Tour: |
| View: No | | | |
| Complex / Subdiv: | | | |
| Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water | | | |

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Hardi Plank**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 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: **Garage; Double, 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, Vinyl/Linoleum**

Legal: **PL BCP49843 LT 1 DL 6483 LD 05.**

Amenities: **None**

Site Influences: **Paved Road**
Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|---------------|-------|-------------|-------------|-------|------|------------|
| Main | Kitchen | 10'6 x 13' | Bsmt | Living Room | 15'6 x 14' | | | x |
| Main | Dining Room | 8' x 10'10" | Bsmt | Bedroom | 15' x 10'2" | | | x |
| Main | Living Room | 12'6 x 13'10" | Bsmt | Gym | 11'10 x 13' | | | x |
| Main | Foyer | 5' x 10' | Bsmt | Bedroom | 13' x 10'7" | | | x |
| Main | Bedroom | 9'10 x 10' | Bsmt | Storage | 18' x 19'6" | | | x |
| Main | Laundry | 5'4 x 5'9" | | | x | | | x |
| Main | Bedroom | 10'10 x 8'10" | | | x | | | x |
| Main | Master Bedroom | 13'4 x 12'5" | | | x | | | x |
| Bsmt | Kitchen | 9' x 10' | | | x | | | |
| Bsmt | Dining Room | 9' x 8' | | | x | | | |

Finished Floor (Main): **1,420**
 Finished Floor (Above): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,280**
 Finished Floor (Total): **2,700 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **2,700 sq. ft.**

of Rooms: **15**
 # of Kitchens: **2**
 # of Levels: **2**
 Suite: **Unauthorized Suite**
 Crawl/Bsmt. Height:
 Beds in Basement: **2** Beds not in Basement: **3**
 Basement: **Full, Fully Finished**

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

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

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

Solid, well built FAMILY HOME backing onto the Dairy Fields - excellent for direct access to **WALKING TRAILS & outdoor recreation** yet minutes to all levels of school including **UNIVERSITY**. Well laid out with open concept living this home has **3 bedrooms, & 2 full baths** on the main. Enjoy the added **INCOME POTENTIAL** from the spacious inlaw suite. It can rent as either a 1 or 2 bedroom depending on your main floor requirements! Bonus storage in the engineered room located under the garage also makes an awesome work shop! You'll love the wonderful quiet, end of street location. **Come check it out!**