



Presented by:

Tanya Rankin

Tanya Rankin Ltd

Phone: 250-392-0371

www.williamslakerealestate.com

tanya@tanyarankin.com

TR

Active
R2345208Board: N
Apartment/Condo**315 280 N BROADWAY AVENUE**

Williams Lake (Zone 27)

Williams Lake - City

V2G 4J7

Residential Attached

\$68,500 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**Depth / Size (ft.): **0**Lot Area (acres): **0.00**Flood Plain: **No**

Council Apprv?:

Exposure:

If new, GST/HST inc?:

Mgmt. Co's Name:

Mgmt. Co's Phone:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Water**Frontage (feet): **0.00**Frontage (metres): **0.00**Bedrooms: **2**Bathrooms: **1**Full Baths: **1**Half Baths: **0**Maint. Fee: **\$267.38**Original Price: **\$68,500**Approx. Year Built: **1981**Age: **38**Zoning: **R4**Gross Taxes: **\$779.54**For Tax Year: **2018**Tax Inc. Utilities?: **No**P.I.D.: **004-612-353**

Tour:

Style of Home: **Inside Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **None**
 Type of Roof: **Torch-On**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: Covered Parking: Parking Access:
 Parking: **Open, Visitor Parking**
 Locker:
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Management**
 Legal: **STRATA LOT 85, PLAN PGS70, DISTRICT LOT 8815, CARIBOO LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Shared Laundry**

Site Influences: **Central Location, Paved Road**
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'4 x 6'			x			x
Main	Eating Area	7' x 7'5			x			x
Main	Living Room	11'5 x 17'			x			x
Main	Bedroom	11'9 x 8'7			x			x
Main	Bedroom	11'9 x 9'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	820	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	820 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total:	820 sq. ft.	Basement: None			6				
					7				
					8				

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

AFFORDABLE LIVING or INVESTMENT! This well maintained 2 bedroom home has in suite storage & spacious floor plan. Terra Vista has a well managed strata, with monthly fees of \$267.38. Unit included fridge, stove, dishwasher and offers a shared laundry facility. Walking distance to nearby bus route, plus close proximity to hiking & biking trails. Come check it out!