



Presented by:

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Active
R2199722

Board: N
House/Single Family

1455 N 12TH AVENUE

Williams Lake (Zone 27)
Williams Lake - City
V2G 3X5

Residential Detached

\$268,000 (LP)

(SP)



Sold Date: Frontage: **75.00** Original Price: **\$268,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1974**
Depth / Size: **119** Bathrooms: **3** Age: **43**
Lot Area (acres): **0.20** Full Baths: **2** Zoning: **R1**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$2,536.29**
Rear Yard Exp: For Tax Year: **2016**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **010-546-006**
Tour:

View: **Yes: Valley**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **4 Level Split**
Construction: **Frame - Wood**
Exterior: **Aluminum**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
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: **Carpport; 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: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 59 DISTRICT LOT 8848 CARIBOO DISTRICT PLAN 21066**

Amenities: **Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 13'5	Bsmt	Bedroom	11' x 10'7			x
Main	Dining Room	11'10 x 9'4	Bsmt	Laundry	6'9 x 9'11			x
Main	Kitchen	11'10 x 11'9			x			x
Main	Foyer	5'7 x 5'7			x			x
Above	Bedroom	7'10 x 10'			x			x
Above	Bedroom	8'7 x 10'			x			x
Above	Master Bedroom	11'5 x 11'10			x			x
Below	Family Room	13' x 16'4			x			x
Below	Mud Room	11'4 x 8'			x			
Bsmt	Games Room	12'9 x 16'7			x			
Finished Floor (Main):	560	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	525	# of Kitchens: 1	1	Above	4	No	Barn:	
Finished Floor (Below):	525	# of Levels: 4	2	Above	2	Yes	Workshop/Shed:	10' x
Finished Floor (Basement):	560	Suite: None	3	Below	4	No	Pool:	
Finished Floor (Total):	2,170 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:	2,170 sq. ft.	Basement: Crawl, Fully Finished, Part	6					
			7					
			8					

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

One Of A Kind opportunity to own this meticulous family home in quiet, coveted, central location. Walking distance to all levels of school including university. You'll love the exceptionally landscaped yard complete with fenced area, dog house and Bonus level, useable driveway. Wonderfully well laid out, this 4 level split offers 4 bedrooms plus 2.5 baths and a bonus crawl space that's fabulous for overflow storage. Such a hard working home with fantastic family room, boot room, games room it meets all the marks. Cozy up with the wonderful wood burning fireplace & enjoy evenings on your private patio. This home has it all, come check it out!