



Presented by:  
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**Active**  
**R2200291**  
 Board: N  
 House/Single Family

**1105 N 12TH AVENUE**  
 Williams Lake (Zone 27)  
 Williams Lake - City  
 V2G 2N7

Residential Detached  
**\$239,500** (LP)  
 (SP)



|                               |             |             |                                  |
|-------------------------------|-------------|-------------|----------------------------------|
| Sold Date:                    | Frontage:   | <b>0.00</b> | Original Price: <b>\$239,500</b> |
| Meas. Type: <b>Feet</b>       | Bedrooms:   | <b>2</b>    | Approx. Year Built: <b>9999</b>  |
| Depth / Size: <b>0</b>        | Bathrooms:  | <b>2</b>    | Age: <b>999</b>                  |
| Lot Area (acres): <b>0.23</b> | Full Baths: | <b>2</b>    | Zoning: <b>R1</b>                |
| Flood Plain: <b>No</b>        | Half Baths: | <b>0</b>    | Gross Taxes: <b>\$2,467.17</b>   |
| Rear Yard Exp:                |             |             | For Tax Year: <b>2016</b>        |
| Council Apprv?:               |             |             | Tax Inc. Utilities?: <b>No</b>   |
| If new, GST/HST inc?:         |             |             | P.I.D.: <b>010-017-232</b>       |
|                               |             |             | Tour:                            |

View: **No** :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **None, Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:  
 Parking: **Open, RV Parking Avail.**  
 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, Other**

Legal: **PL 20355 LT 69 DL 8848 LD 05 & DL8849**

Amenities: **None**

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

| Floor | Type           | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|------|------------|-------|------|------------|
| Main  | Living Room    | 11' x 16'  |       |      | x          |       |      | x          |
| Main  | Kitchen        | 10' x 11'6 |       |      | x          |       |      | x          |
| Main  | Foyer          | 8' x 9'8   |       |      | x          |       |      | x          |
| Main  | Dining Room    | 12' x 10'4 |       |      | x          |       |      | x          |
| Above | Master Bedroom | 13' x 15'  |       |      | x          |       |      | x          |
| Above | Loft           | 11' x 10'  |       |      | x          |       |      | x          |
| Bsmt  | Bedroom        | 11' x 9'6  |       |      | x          |       |      | x          |
| Bsmt  | Other          | 9' x 9'    |       |      | x          |       |      | x          |
| Bsmt  | Recreation     | 20' x 20'  |       |      | x          |       |      | x          |
|       |                | x          |       |      | x          |       |      | x          |

|                            |                      |                                       |                                |      |             |             |           |          |  |                |
|----------------------------|----------------------|---------------------------------------|--------------------------------|------|-------------|-------------|-----------|----------|--|----------------|
| Finished Floor (Main):     | <b>1,145</b>         | # of Rooms:                           | <b>9</b>                       | Bath |             | # of Pieces |           | Ensuite? |  | Outbuildings   |
| Finished Floor (Above):    | <b>370</b>           | # of Kitchens:                        | <b>1</b>                       | 1    | <b>Main</b> | <b>3</b>    | <b>No</b> |          |  | Barn:          |
| Finished Floor (Below):    | <b>0</b>             | # of Levels:                          | <b>3</b>                       | 2    | <b>Bsmt</b> | <b>3</b>    | <b>No</b> |          |  | Workshop/Shed: |
| Finished Floor (Basement): | <b>1,145</b>         | Suite:                                | <b>None</b>                    | 3    |             |             |           |          |  | Pool:          |
| Finished Floor (Total):    | <b>2,660 sq. ft.</b> | Crawl/Bsmt. Height:                   |                                | 4    |             |             |           |          |  | Garage Sz:     |
| Unfinished Floor:          | <b>0</b>             | Beds in Basement: <b>1</b>            | Beds not in Basement: <b>1</b> | 5    |             |             |           |          |  | Door Height:   |
| Grand Total:               | <b>2,660 sq. ft.</b> | Basement: <b>Full, Fully Finished</b> |                                | 6    |             |             |           |          |  |                |
|                            |                      |                                       |                                | 7    |             |             |           |          |  |                |
|                            |                      |                                       |                                | 8    |             |             |           |          |  |                |

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

**ARCHITECTURAL DELIGHT**, bursting with unique character & charm in a wonderful well kept, quiet neighborhood! Enjoy the coziness of slate floors combined with warm wood tones & open concept living. You'll enjoy cooking in the spacious, hard working kitchen while friends and family gather round. Home boasts many updates including roof, front windows, & gables replaced, extra insulation, & furnace. Large level lot with fully fenced backyard, lots of additional outside storage & underground irrigation. Within walking distance to schools & college this home is a one of a kind.