



Presented by:

# Tanya Rankin

Tanya Rankin Ltd  
Phone: 250-392-0371  
www.williamslakerealestate.com  
tanya@tanyarankin.com



**Active**  
**R2209342**

Board: N  
House/Single Family

## 609 HADDOCK AVENUE

Williams Lake (Zone 27)  
Williams Lake - City  
V2G 2H1

Residential Detached

**\$529,900** (LP)

(SP)



Sold Date:	Frontage:	<b>0.00</b>	Original Price: <b>\$529,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1968</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>3</b>	Age: <b>49</b>
Lot Area (acres): <b>0.54</b>	Full Baths:	<b>3</b>	Zoning: <b>R1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,080.26</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>006-728-405</b>
			Tour:

View: **Yes: Town and Mountains**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Gas - Natural, Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:  
 Parking: **Garage; Single, 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: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL 14148 LT 25 DL 588 LD 05**

Amenities:

Site Influences: **Cul-de-Sac, Paved Road, Private Yard**

Features: **Clothes Dryer, Clothes Washer, Dishwasher, Microwave, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'7 x 16'	Bsmt	Storage	9' x 11'4			x
Main	Eating Area	9' x 7'	Bsmt	Bedroom	13'3 x 14'10			x
Main	Family Room	13'2 x 12'	Bsmt	Walk-In Closet	7' x 5'7			x
Main	Foyer	10' x 8'	Bsmt	Foyer	8' x 14'			x
Main	Dining Room	12'6 x 13'	Bsmt	Recreation	35' x 15'			x
Main	Living Room	16' x 20'	Bsmt	Bedroom	11'8 x 15'			x
Main	Laundry	7'6 x 10'	Bsmt	Bedroom	12'4 x 10'10			x
Main	Bedroom	11'10 x 10'						x
Main	Master Bedroom	13' x 19'						x
Main	Walk-In Closet	8' x 7'8						x

Finished Floor (Main): **2,020**  
 Finished Floor (Above): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **2,020**  
 Finished Floor (Total): **4,040 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **4,040 sq. ft.**

# of Rooms: **17**  
 # of Kitchens: **1**  
 # of Levels: **2**  
 Suite: **None**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **3** Beds not in Basement: **2**  
 Basement: **Full, Fully Finished**

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

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

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

**ICONIC MID CENTURY** delight in **RARELY AVAILABLE** coveted location! Architecturally designed to take full advantage of this exquisitely landscaped .56 of an acre. You'll love the unexpected **PRIVACY** of the fully fenced yard & fabulous oversized deck with panoramic valley view. **DROP DEAD** gourmet kitchen is an absolute delight for any home maker, & an entertaining space extraordinaire! Embrace the cozy open concept family rm & eating area while still enjoying a formal dining & living all anchored with the fabulous floor to ceiling stone fireplace. Wonderful use of natural light floods thru every window; bringing the outdoors into each room. With 6 lovely bedrooms including main floor laundry, updated bathrooms & fully finished basement.