



Presented by:

**Tanya Rankin**

Tanya Rankin Ltd  
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**Active**  
**R2211845**  
Board: N  
House/Single Family

# 1602 JUNIPER STREET

Williams Lake (Zone 27)  
Williams Lake - City  
V2G 3C3

Residential Detached

**\$238,000** (LP)

(SP)



Sold Date:	Frontage:	<b>0.00</b>	Original Price: <b>\$238,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1964</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>1</b>	Age: <b>53</b>
Lot Area (acres): <b>0.35</b>	Full Baths:	<b>1</b>	Zoning: <b>R1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,730.74</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>012-193-151</b>
			Tour:

View: **Yes: Williams Lake & Mountains**

Complex / Subdiv:

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

Style of Home: **Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
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: **Yes**  
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:  
Parking: **Carport; Multiple, 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, Vinyl/Linoleum**

Legal: **PL 13932 LT 8 BLK 2 DL 8835 LD 05**

Amenities: **None**

Site Influences: **Paved Road, Private Yard**

Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	6' x 13'			x			x
Main	Kitchen	11' x 11'			x			x
Main	Living Room	19' x 15'			x			x
Main	Master Bedroom	9'6 x 12'			x			x
Main	Bedroom	9' x 10'			x			x
Main	Bedroom	11' x 7'			x			x
Bsmt	Bedroom	10'5 x 11'			x			x
Bsmt	Recreation	12' x 16'			x			x
Bsmt	Laundry	15' x 9'			x			x
		x			x			

Finished Floor (Main): **1,160**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,160 sq. ft.**  
  
Unfinished Floor: **1,160**  
Grand Total: **2,320 sq. ft.**

# of Rooms: **9**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **1** Beds not in Basement: **3**  
Basement: **Full, Unfinished**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Main</b>	<b>4</b>	<b>No</b>
2			
3			
4			
5			
6			
7			
8			

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

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

**Wonderful, well cared for home on the sunny section of South Lakeside! updates galore in this 4 bedroom delight with fully renovated main floor bath. You'll love the private back yard with exceptional view of lake & signal point! Double carport is a bonus thru the long snowy winter, with great storage/workshop at back. Basement is well on its way to being fully finished just a little extra elbow grease. Close proximity to trails & all kinds of outdoor activity! Updates include: exterior paint, roof, decks, flooring, kitchen counters, and so much more.**