



Presented by:

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Active
R2221263
Board: N
House/Single Family

719 HADDOCK AVENUE

Williams Lake (Zone 27)
Williams Lake - City
V2G 2H2

Residential Detached

\$355,000 (LP)

(SP)



Sold Date:	Frontage:	0.00	Original Price: \$355,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1965
Depth / Size: 0	Bathrooms:	4	Age: 52
Lot Area (acres): 0.21	Full Baths:	3	Zoning: R1
Flood Plain: No	Half Baths:	1	Gross Taxes: \$3,189.29
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-891-599
			Tour:

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

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **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: **Wall/Wall/Mixed**

Legal: **PL 14148 LT 29 DL 588 LD 05**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'10 x 23'9	Above	Master Bedroom	11'7 x 13'			x
Main	Kitchen	8'2 x 12'	Bsmt	Foyer	9'6 x 9'			x
Main	Dining Room	9'4 x 11'	Bsmt	Storage	11'6 x 12'			x
Main	Foyer	5'8 x 7'2	Bsmt	Kitchen	13' x 6'			x
Main	Office	8'10 x 11'5	Bsmt	Living Room	10' x 12'			x
Main	Eating Area	10' x 10'	Bsmt	Bedroom	8' x 7'10			x
Main	Family Room	13' x 15'6			x			x
Above	Bedroom	11'6 x 12'2			x			x
Above	Bedroom	8'10 x 11'8			x			
Above	Bedroom	9' x 12'4			x			

Finished Floor (Main): **1,260**
Finished Floor (Above): **880**
Finished Floor (Below): **0**
Finished Floor (Basement): **875**
Finished Floor (Total): **3,015 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,015 sq. ft.**

of Rooms: **16**
of Kitchens: **2**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **4**
Basement: **Full, Fully Finished**

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

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

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

Spectacular family home located in one of the quietest, well established neighborhoods of Williams Lake. This traditional 2 story home boasts a fabulous floor plan complete with self contained in-law suite - an awesome additional income or ideal for a home based business. You'll love the valley view & natural light flooding in thru the feature window wall & oversized windows through out. Enjoy 4 spacious bedrooms up with a bonus 5th or hobby room on the main floor perfect for a growing family. Lovely access to sundeck & outdoor living this gorgeous corner lot offers alley access & easy street parking. New roof April, 2017. Cozy with traditional, contemporary character you'll just want to call this house home!