



Presented by:

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Active
R2221264
Board: N
House/Single Family

751 GIBBON STREET

Williams Lake (Zone 27)
Williams Lake - City
V2G 1V6

Residential Detached

\$235,000 (LP)

(SP)



Sold Date:	Frontage:	62.00	Original Price: \$235,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1973
Depth / Size: 120	Bathrooms:	3	Age: 44
Lot Area (acres): 0.17	Full Baths:	2	Zoning: R1
Flood Plain: No	Half Baths:	1	Gross Taxes: \$2,505.64
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 007-851-472
			Tour:

View: **Yes: 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:
 # of Fireplaces: **2**
 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, 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 10743 LT 9 BLK E DL 588 LD 05**

Amenities: **None**

Site Influences: **Central Location, Lane Access, Paved Road**

Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 10'	Bsmt	Storage	9'3 x 7'10			x
Main	Dining Room	9'3 x 10'7			x			x
Main	Living Room	14'6 x 16'8			x			x
Main	Bedroom	8'8 x 11'			x			x
Main	Bedroom	11' x 9'5			x			x
Main	Master Bedroom	10' x 12'10			x			x
Bsmt	Family Room	16'3 x 13'4			x			x
Bsmt	Recreation	20'5 x 13'4			x			x
Bsmt	Bedroom	9'2 x 9'			x			
Bsmt	Laundry	11' x 9'3			x			

Finished Floor (Main): **1,170**
 Finished Floor (Above): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,170**
 Finished Floor (Total): **2,340 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **2,340 sq. ft.**

of Rooms: **11**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **1** Beds not in Basement: **3**
 Basement: **Full, Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	2	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**

Rarely available this exceptional, affordable, family home in killer central location! One of the prime residential areas just above the hospital & minutes walk to all levels of school plus downtown. You'll love the useable, level, fully fenced back yard complete with alley access, carport, and optional RV parking out front. Heaps of natural sunshine, mature trees & privacy make this 4 bedroom, 2.5 bath a delight to come home to. With updated floors, wood burning insert, & easy access from kitchen to outside dining & entertaining you'll love all this home has to offer.