



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



**Active**  
**R2232557**  
 Board: N  
 House/Single Family

**1078 MOXON PLACE**  
 Williams Lake (Zone 27)  
 Williams Lake - City  
 V2G 4H8

Residential Detached  
**\$225,000** (LP)  
 (SP)



Sold Date: Frontage: **0.00** Original Price: **\$225,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1980**  
 Depth / Size: **0** Bathrooms: **3** Age: **38**  
 Lot Area (acres): **0.18** Full Baths: **3** Zoning: **R1**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$2,615.74**  
 Rear Yard Exp: For Tax Year: **2017**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **007-921-853**  
 Tour:  
 View: **Yes: mountains**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Aluminum, Brick**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard, 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: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **PL 25225 LT 4 DL 71 LD 05**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 18'	Bsmt	Kitchen	12'4 x 10'			x
Main	Kitchen	10' x 11'1	Bsmt	Foyer	15'3 x 7'3			x
Main	Dining Room	9'10 x 10'			x			x
Main	Eating Area	7'3 x 11'			x			x
Main	Master Bedroom	13' x 11'4			x			x
Main	Bedroom	9'6 x 8'10			x			x
Main	Bedroom	9'4 x 11'			x			x
Bsmt	Family Room	18'4 x 12'10			x			x
Bsmt	Bedroom	12'5 x 9'6			x			
Bsmt	Bedroom	7' x 8'7			x			

Finished Floor (Main):	<b>1,220</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,138</b>	Suite: <b>Unauthorized Suite</b>	3	Bsmt	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,358 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b>	5				Door Height:
Grand Total:	<b>2,358 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>	6				
			7				
			8				

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

**Great INVESTMENT POTENTIAL** in this well laid out family home with bonus 2 bedroom in-law suite (currently rented for \$650/month including utilities). Within easy walking distance to the University, parks & elementary school in a quiet, central location. Spacious basement entry with single car garage is ideal for the busy household with room for books, bags, backpacks & storage. Offering a total of 5 bedrooms plus 3 baths including a nice 3 piece ensuite. Enjoy the wonderful covered deck with easy access right off the kitchen to the back yard - perfect for summer BBQ season! Updates include, kitchen counters, stainless appliances, roof, furnace, deck, railings, & carpets.