



Presented by:

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Active
R2240681
Board: N
House/Single Family

725 N 10TH AVENUE

Williams Lake (Zone 27)
Williams Lake - City
V2G 2L9

Residential Detached

\$195,000 (LP)

(SP)



Sold Date: Frontage: **67.50** Original Price: **\$195,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1965**
Depth / Size: **150** Bathrooms: **2** Age: **53**
Lot Area (acres): **0.23** Full Baths: **1** Zoning: **R1**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$2,410.43**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **012-244-708**
Tour:

View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

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

Legal: **LOT 9 BLOCK 4 DISTRICT LOT 588 CARIBOO DISTRICT PLAN 14125**

Amenities: **None**

Site Influences: **Central Location, Lane Access, Paved Road, Recreation Nearby**
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main | Kitchen | 15'5 x 9' | | | x | | | x |
| Main | Living Room | 18'10 x 13' | | | x | | | x |
| Main | Eating Area | 6'2 x 10' | | | x | | | x |
| Main | Bedroom | 10' x 11'7 | | | x | | | x |
| Main | Bedroom | 9' x 9'8 | | | x | | | x |
| Main | Master Bedroom | 12' x 13'7 | | | x | | | x |
| Bsmt | Bedroom | 15'6 x 12' | | | x | | | x |
| Bsmt | Laundry | 10' x 8' | | | x | | | x |
| Bsmt | Utility | 10' x 12'6 | | | x | | | |
| Bsmt | Recreation | 12' x 22'8 | | | x | | | |

| | | | | | | | | | |
|----------------------------|----------------------|--|--------------------------------|------|-------------|----------|-------------|----------|----------------|
| Finished Floor (Main): | 1,160 | # of Rooms: | 10 | Bath | | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | # of Kitchens: | 1 | 1 | Main | 4 | No | | Barn: |
| Finished Floor (Below): | 0 | # of Levels: | 2 | 2 | Bsmt | 2 | No | | Workshop/Shed: |
| Finished Floor (Basement): | 1,040 | Suite: | None | 3 | | | | | Pool: |
| Finished Floor (Total): | 2,200 sq. ft. | Crawl/Bsmt. Height: | | 4 | | | | | Garage Sz: |
| Unfinished Floor: | 0 | Beds in Basement: 1 | Beds not in Basement: 3 | 5 | | | | | Door Height: |
| Grand Total: | 2,200 sq. ft. | Basement: Full, Partly Finished | | 6 | | | | | |
| | | | | 7 | | | | | |
| | | | | 8 | | | | | |

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

Exceptional BACK YARD with wonderful garden, ALLEY ACCESS & RV parking on the oversized, level driveway. Enjoy the "bones" of this VINTAGE, well cared for 1.5 bathroom, 4 bedroom home. Great location close to park, all levels of school & Gibraltar Mine pick up. This home has been loved from top to bottom with ONE OWNER for the past 45 years. Seller states approximate updates: roof 10 years ago, hot water tank 6 years old, n/g fireplace, & attic insulation.