



Presented by:
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Active
R2240772
 Board: N
 House/Single Family

334 N 5TH AVENUE
 Williams Lake (Zone 27)
 Williams Lake - City
 V2G 2G4

Residential Detached
\$228,000 (LP)
 (SP)



Sold Date: Frontage: **132.00** Original Price: **\$235,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1951**
 Depth / Size: **132** Bathrooms: **1** Age: **67**
 Lot Area (acres): **0.40** Full Baths: **1** Zoning: **R2**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$2,699.49**
 Rear Yard Exp: For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **017-351-235**
 Tour:
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Hardi Plank, Vinyl**
 Foundation: **Other**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Electric, Other**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Torch-On**

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

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

Legal: **PL 5884 BLK 1 DL 588 LD 05 PARCEL A (PE14117) AND DL 71**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'4 x 14'10			x			x
Main	Dining Room	12' x 8'			x			x
Main	Living Room	13'9 x 15'8			x			x
Main	Bedroom	11'3 x 13'			x			x
Main	Bedroom	14'10 x 11'5			x			x
Main	Master Bedroom	16'10 x 20'			x			x
Main	Foyer	11'7 x 4'9			x			x
		x			x			x
		x			x			x
		x			x			x
Finished Floor (Main):	1,480	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:	
Finished Floor (Below):	0	# of Levels: 1	2				Workshop/Shed:	
Finished Floor (Basement):	0	Suite: None	3				Pool:	
Finished Floor (Total):	1,480 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 20 x 24	
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:	
Grand Total:	1,480 sq. ft.	Basement: None	6					
		Beds not in Basement: 3	7					
			8					

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

Investment property with this rare double lot a huge bonus for future development potential! Funky character home with true Cariboo nostalgia & charm located on desirable 5th avenue. Urban living within an easy stroll of eateries, coffee shops, hospital, schools and so much more. You will enjoy the simplified living of the 3 bedroom, non-basement, level-entry home. Awesome detached garage with easy accessed off of alley! Possible option for wheelchair or mobility-restricted individual.