



Presented by:  
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**Active**  
**R2251011**  
 Board: N  
 House/Single Family

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

Residential Detached  
**\$289,900 (LP)**  
 (SP)



Sold Date: Frontage: **66.00** Original Price: **\$289,900**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1954**  
 Depth / Size: **132** Bathrooms: **2** Age: **64**  
 Lot Area (acres): **0.20** Full Baths: **2** Zoning: **R2**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$2,131.68**  
 Rear Yard Exp: For Tax Year: **2017**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **013-571-532**  
 Tour:

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

Style of Home: **3 Level Split**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Type of Roof: **Asphalt**

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

Legal: **LOT 12 BLOCK 1 DISTRICT LOT 71 CARIBOO DISTRICT PLAN 5884**

Amenities: **None**

Site Influences: **Central Location, Private Yard**  
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	12'10 x 10'9			x			x
Above	Bedroom	8'4 x 10'10			x			x
Above	Bedroom	7'10 x 11'			x			x
Main	Foyer	11'10 x 6'4			x			x
Main	Living Room	13'9 x 16'6			x			x
Main	Dining Room	9' x 10'5			x			x
Main	Kitchen	13'6 x 9'6			x			x
Bsmt	Laundry	18' x 8'10			x			x
Bsmt	Recreation	18'7 x 13'10			x			x
		x			x			x

Finished Floor (Main): <b>600</b>	# of Rooms: <b>9</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>609</b>	# of Kitchens: <b>1</b>	1	Above	4	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>3</b>	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement): <b>609</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total): <b>1,818 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b>	5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>Fully Finished, Part</b>	6				
Grand Total: <b>1,818 sq. ft.</b>		7				
		8				

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

**Retro Cariboo Location and Lifestyle! Enjoy all the easy amenities of urban living within walking distance, to eateries, park, school, library, doctor/dentist office, hospital, & more while still embracing the luxury of the wonderful large lot in the heart of town. Ideal for children & pets you'll love the useable fully fenced private back yard complete with detached double car garage/shop backing onto quiet alley. Bursting with character this adorable 3 level split has been lovingly cared for & updated including new windows throughout (2018). With 3 bedrooms up 2 baths & loads of natural light and sunshine this gem is move in ready.**