



Presented by:

Tanya RankinTanya Rankin Ltd
Phone: 250-392-0371
www.williamslakerealestate.com
tanya@tanyarankin.com**Active**
R2256800Board: N
Townhouse**33 800 N SECOND AVENUE**Williams Lake (Zone 27)
Williams Lake - City
V2G 4C4

Residential Attached

\$95,000 (LP)

(SP)

Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (acres): **0.00**
Flood Plain: **No**
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: :
Complex / Subdiv:Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$222.00**Original Price: **\$95,000**
Approx. Year Built: **1974**
Age: **44**
Zoning: **R3**
Gross Taxes: **\$836.60**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **004-936-523**
Tour:Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Torch-On**Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**Total Parking: Covered Parking:
Parking: **Open, Visitor Parking**
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**Parking Access:
Locker:
Dist. to School Bus:
Total Units in Strata:Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: **No** :
Floor Finish:Maint Fee Inc: **Garbage Pickup, Gardening, Snow removal**Legal: **PL PGS20 LT 16 DL 71 LD 05. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**Amenities: **None**

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	6'4 x 8'5			x			x
Main	Eating Area	6' x 6'			x			x
Main	Living Room	11' x 13'9			x			x
Main	Bedroom	10'8 x 9'			x			x
Main	Laundry	9'4 x 8'7			x			x
Above	Master Bedroom	10' x 14'4			x			x
Above	Bedroom	11'5 x 8'4			x			x
Below	Foyer	6'7 x 4'9			x			x
		x			x			x
		x			x			x

Finished Floor (Main): **700**
Finished Floor (Above): **400**
Finished Floor (Below): **30**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,130 sq. ft.**Unfinished Floor: **0**
Grand Total: **1,130 sq. ft.**# of Rooms: **8** # of Kitchens: **1** # of Levels: **3**
Crawl/Bsmt. Height:
Restricted Age:
of Pets: Cats: Dogs:
or % of Rentals Allowed:
Bylaws: **Pets Allowed w/Rest., Rentals Allowed**
Basement: **None**Bath: 1
Floor: **Above** # of Pieces: **4** Ensuite?: **No**
2
3
4
5
6
7
8Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:Listing Broker(s): **Tanya Rankin Ltd****Affordable condo style living in well run building. Within easy walking distance to downtown. This 3 level split offers 3 spacious bedrooms & 1 full bathroom. UPDATED with first class finishings you'll love the modern kitchen, updated doors, high vaulted ceilings and so much more. This unit feels spacious, & is move in ready. Come check it out!**