



Presented by:

**Tanya Rankin**

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**Active**  
**R2260223**  
Board: N  
House/Single Family

## 1530 N ELEVENTH AVENUE

Williams Lake (Zone 27)  
Williams Lake - City  
V2G 3X2

Residential Detached

**\$272,500** (LP)

(SP)



Sold Date:	Frontage:	<b>0.00</b>	Original Price: <b>\$272,500</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1974</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>3</b>	Age: <b>44</b>
Lot Area (acres): <b>0.20</b>	Full Baths:	<b>2</b>	Zoning: <b>R1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$2,946.11</b>
Rear Yard Exp:			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>007-335-377</b>
			Tour:

View: **Yes: MOUNTAINS & VALLEY**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Aluminum**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Carpport; Multiple, 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: **PL PGP21066 LT 15 DL 8848 LD 05.**

Amenities: **None**

Site Influences: **Paved Road**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'7 x 10'6	Bsmt	Bedroom	8'10 x 12'9			x
Main	Eating Area	5'6 x 6'	Bsmt	Mud Room	5' x 10'6			x
Main	Dining Room	9'9 x 9'10	Bsmt	Laundry	4'11 x 4'9			x
Main	Living Room	17'8 x 13'2			x			x
Main	Bedroom	9' x 13'10			x			x
Main	Bedroom	9' x 9'9			x			x
Main	Master Bedroom	13'10 x 10'10			x			x
Bsmt	Family Room	14' x 12'7			x			x
Bsmt	Recreation	19' x 12'7			x			
Bsmt	Foyer	10'4 x 9'8			x			

Finished Floor (Main): **1,230**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **980**  
Finished Floor (Total): **2,210 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,210 sq. ft.**

# of Rooms: **13**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **1** Beds not in Basement: **3**  
Basement: **Fully Finished, Part**

Bath	Floor	# of Pieces	Ensuite?
1	Main	5	No
2	Main	2	Yes
3	Bsmt	3	No
4			
5			
6			
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

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

**RARELY AVAILABLE with spectacular SUNSET VIEWS down into the valley! Heaps of natural light & sunshine with exceptional oversized deck ideal for summer entertaining. The fully fenced yard is an added bonus for kids & pets. Perfect for the busy household with awesome entry & double car carport. You'll love the unexpected separate entrance for a future office ideal for home based business or possible basement suite conversion. With 3 bedrooms up plus 2.5 baths & wonderful spacious bedrooms it's a dream come true. Furnace 2003, hot water 2003. Come check it out!**