



Presented by:
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Active
R2262082
 Board: N
 House/Single Family

791 SMITH STREET
 Williams Lake (Zone 27)
 Williams Lake - City
 V2G 4A4

Residential Detached
\$285,000 (LP)
 (SP)



Sold Date: Frontage: **65.00** Original Price: **\$285,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1976**
 Depth / Size: **130** Bathrooms: **2** Age: **42**
 Lot Area (acres): **0.19** Full Baths: **2** Zoning: **R1**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$2,806.18**
 Rear Yard Exp: For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **009-135-120**
 Tour:
 View: **No :**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas, Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Single, 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: **Hardwood, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL PGP22003 LT 24 DL 71 LD 05.**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 14'	Bsmt	Office	10'10 x 8'9			x
Main	Dining Room	13'6 x 9'6			x			x
Main	Kitchen	9'5 x 9'10			x			x
Main	Bedroom	10'2 x 8'3			x			x
Main	Bedroom	10'9 x 9'8			x			x
Main	Master Bedroom	13'3 x 9'6			x			x
Bsmt	Recreation	14'8 x 24'6			x			x
Bsmt	Bedroom	9'1 x 16'5			x			x
Bsmt	Kitchen	8'9 x 6'9			x			
Bsmt	Eating Area	7' x 6'6			x			

Finished Floor (Main):	1,258	# of Rooms:	11	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	5	No		Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Bsmt	4	No		Workshop/Shed: 10'X10'
Finished Floor (Basement):	1,258	Suite:	Unauthorized Suite	3					Pool:
Finished Floor (Total):	2,516 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:	2,516 sq. ft.	Basement: Full, Fully Finished		6					
				7					
				8					

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

Supreme quality & excellence, in this first class family home. Dream BACK YARD, fully fenced for maximum privacy with access for RV PARKING - complete with garden beds, storage shed & compost station. Enjoy cozy evenings with your European wood burning stove centrally located in the spacious living room. Flooding with exceptional evening sunshine you'll unwind outside with a glass of wine on your covered patio. With 3 bedrooms on the main floor & a fully updated bathroom complete with double sinks it's ideal for the busy home. You'll love the bonus 1 bedroom in-law suite as an added option & mortgage helper. This home is truly immaculate top to bottom, & has been renovated with the finest quality of craftsmanship. You won't be disappointed. Come check it out!