



Presented by:
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Active
R2268871
 Board: N
 House/Single Family

783 PIGEON AVENUE
 Williams Lake (Zone 27)
 Williams Lake - City
 V2G 2B5

Residential Detached
\$265,000 (LP)
 (SP)



Sold Date: Frontage: **70.00** Original Price: **\$265,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1972**
 Depth / Size: **118** Bathrooms: **2** Age: **46**
 Lot Area (acres): **0.19** Full Baths: **2** Zoning: **R1**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$2,601.99**
 Rear Yard Exp: For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **011-145-994**
 Tour:
 View: **Yes: MOUNTAINS**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 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; 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: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL PGP18198 LT 3 DL 71 LD 05.**

Amenities: **None**

Site Influences: **Central Location, Lane Access, Paved Road**
 Features: **Dishwasher, Refrigerator, Stove**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------------|-------------|-------|------|------------|
| Main | Living Room | 12'6 x 13'6 | Bsmt | Recreation | 23'7 x 13'2 | | | x |
| Main | Dining Room | 12' x 8'9 | | | x | | | x |
| Main | Kitchen | 11'9 x 9' | | | x | | | x |
| Main | Foyer | 5' x 10'4 | | | x | | | x |
| Main | Bedroom | 9'7 x 8'4 | | | x | | | x |
| Main | Bedroom | 8'9 x 9'1 | | | x | | | x |
| Main | Master Bedroom | 11'7 x 11'8 | | | x | | | x |
| Bsmt | Utility | 17'5 x 11'6 | | | x | | | x |
| Bsmt | Bedroom | 11'9 x 11'3 | | | x | | | |
| Bsmt | Laundry | 5' x 7'8 | | | x | | | |

Finished Floor (Main): **1,014**
 Finished Floor (Above): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,014**
 Finished Floor (Total): **2,028 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **2,028 sq. ft.**

of Rooms: **11**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **1** Beds not in Basement: **3**
 Basement: **Full, Fully Finished**

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

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

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

ONE OF A KIND HUGE back yard paradise complete with alley access, covered deck, underground irrigation, storage shed & RV parking. This is a wonderful family home located just minutes to all level of schools, parks & town. With 3 bedrooms up 1 down & 2 full baths there's plenty of room for your family. You'll enjoy the open concept kitchen complete with full pantry & living room bay window. Lots of overflow parking in the extra wide driveway plus large carport. Updates include, roof 2016, furnace approx age 2006, h/w tank approx age 2000, paint, & some windows. Come check it out!