



Presented by:
Tanya Rankin
 Tanya Rankin Ltd
 Phone: 250-392-0371
 www.williamslakerealestate.com
 tanya@tanyarankin.com



Active
R2275247

Board: N
 House/Single Family

1465 N 11TH AVENUE

Williams Lake (Zone 27)
 Williams Lake - City
 V2G 3X3

Residential Detached

\$258,000 (LP)

(SP)



Sold Date:	Frontage:	72.20	Original Price: \$265,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1975
Depth / Size: 150	Bathrooms:	3	Age: 43
Lot Area (acres): 0.25	Full Baths:	2	Zoning: R1
Flood Plain: No	Half Baths:	1	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.: 009-370-358
			Tour:

View: **Yes: MOUNTAINS**

Complex / Subdiv:

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

Style of Home: **Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Aluminum**
 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) & Deck(s)**
 Type of Roof: **Asphalt**

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

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

Legal: **PL PGP21617 LT 10 DL 6483 LD 05.**

Amenities: **None**

Site Influences: **Paved Road**

Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 10'10			x			x
Main	Dining Room	9' x 11'			x			x
Main	Living Room	13' x 15'			x			x
Main	Bedroom	9' x 10'2			x			x
Main	Bedroom	10'2 x 9'1			x			x
Main	Master Bedroom	10'11 x 12'			x			x
Bsmt	Family Room	12'8 x 12'2			x			x
Bsmt	Bedroom	10'3 x 8'7			x			x
Bsmt	Laundry	10' x 8'			x			
Bsmt	Storage	9'5 x 9'			x			

Finished Floor (Main): **1,090**
 Finished Floor (Above): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **760**
 Finished Floor (Total): **1,850 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,850 sq. ft.**

of Rooms: **10**
 # 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	4	No
2	Main	2	Yes
3	Bsmt	4	No
4			
5			
6			
7			
8			

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

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

Exceptional LOCATION with park like privacy & easy access to HEAPS OF TRAILS & outdoor activity for pets, & kids. Truly feels like you're out in the country even though you are right in town. Wonderful, easy walking distance to all levels of school including university, & parks. With 3 bedrooms up, 1 down and 2 full baths it's a great family home. Easy access to back yard & deck makes summer entertaining a breeze! Past updates include: windows, kitchen cabinets, hard wood floors, & more. Loads of natural sunshine & evening sunsets are a huge bonus! Come check it out!