



Presented by:

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Active
R2293140

Board: N
House/Single Family

2007 N SECOND AVENUE

Williams Lake (Zone 27)
Williams Lake - City
V2G 1Y1

Residential Detached

\$239,500 (LP)

(SP)



Sold Date: Frontage: **64.40** Original Price: **\$239,500**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1973**
Depth / Size: **136** Bathrooms: **4** Age: **45**
Lot Area (acres): **0.20** Full Baths: **3** Zoning: **R1**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$2,186.74**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **013-180-193**
Tour:

View: **Yes: Mountains**
Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel: **None**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
Parking: **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 PGP8625 LT 8 DL 8843 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	Living Room	15'7 x 15'4	Bsmt	Kitchen	8'2 x 10'3			x
Main	Kitchen	8'8 x 10'3	Bsmt	Bedroom	10'3 x 9'10			x
Main	Eating Area	6' x 7'	Bsmt	Bedroom	11' x 10'3			x
Main	Laundry	10'11 x 9'	Bsmt	Laundry	8'8 x 5'11			x
Main	Master Bedroom	13' x 11'3			x			x
Main	Bedroom	10'11 x 11'3			x			x
Main	Bedroom	7'9 x 10'			x			x
Bsmt	Storage	15'10 x 14'8			x			x
Bsmt	Mud Room	9'9 x 6'7			x			
Bsmt	Living Room	10'9 x 12'7			x			

Finished Floor (Main): **1,296**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,064**
Finished Floor (Total): **2,360 sq. ft.**

Unfinished Floor: **232**
Grand Total: **2,592 sq. ft.**

of Rooms: **14**
of Kitchens: **2**
of Levels: **2**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **2** Beds not in Basement: **3**
Basement: **Full, Partly Finished**

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

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

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

Clean, well cared for home with heaps of character & charm. This fantastic family home doubles as a great INVESTMENT OPPORTUNITY. Full daylight, two bedroom in law suite is ideal with it's own laundry separate driveway and separate hydro meter. Generously sized rooms throughout are one of the many unexpected surprises including full master bedroom ensuite. You'll love all the built in storage & the wrap around covered deck as it's perfect for summer sunshine. Level, useable yard is ideal for pets & an added bonus to this package. Come check it out!