



Presented by:  
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**Active**  
**R2299355**  
 Board: N  
 House/Single Family

**117 GIBBON ROAD**  
 Williams Lake (Zone 27)  
 Esler/Dog Creek  
 V2G 3N1

Residential Detached  
**\$212,500 (LP)**  
 (SP)



Sold Date:	Frontage:	<b>0.00</b>	Original Price: <b>\$212,500</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1974</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>3</b>	Age: <b>44</b>
Lot Area (acres): <b>0.38</b>	Full Baths:	<b>1</b>	Zoning: <b>R1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>2</b>	Gross Taxes: <b>\$2,066.13</b>
Rear Yard Exp:			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>011-556-561</b>
			Tour:

View: **No :**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Split Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **Well - Drilled**  
 Fuel/Heating: **Forced Air, Natural Gas, Wood**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

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

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: **Wall/Wall/Mixed**

Legal: **PL PGP17123 LT 4 DL 5724 LD 05.**

Amenities: **None**

Site Influences: **Private Yard**  
 Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 17'4	Bsmt	Storage	8'6 x 8'			x
Main	Dining Room	9'10 x 9'			x			x
Main	Kitchen	10'8 x 7'10			x			x
Main	Eating Area	8' x 10'3			x			x
Main	Bedroom	8'11 x 8'			x			x
Main	Bedroom	11'5 x 9'3			x			x
Main	Master Bedroom	12'10 x 11'2			x			x
Bsmt	Recreation	21'10 x 16'			x			x
Bsmt	Laundry	6'9 x 8'8			x			
Bsmt	Other	18'8 x 12'3			x			

Finished Floor (Main): **1,248**  
 Finished Floor (Above): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **1,248**  
 Finished Floor (Total): **2,496 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **2,496 sq. ft.**

# of Rooms: **11**  
 # of Kitchens: **1**  
 # of Levels: **2**  
 Suite: **None**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **0** Beds not in Basement: **3**  
 Basement: **Full, Fully Finished**

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

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

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

**Prime for a FABULOUS "FLIP THIS HOUSE" in a solid family friendly neighborhood! Bring your TOOL BELT, and be ready to watch the transformation. Enjoy the spacious back yard & deck complete with hot tub, privacy plus awesome entertaining space. This nicely laid out 3 bedroom home, offers heaps of storage including an awesome back door entry with easy access to garage. The 23' x 22' single car garage with work shop is great for the handyman & loads of parking in the oversized driveway. Located near the end of a quiet street with easy access to trails, large useable yard & close to Mountview Elementary. Come check it out!**