



Presented by:

Tanya Rankin

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Active
R2352497

Board: N
Townhouse

16 800 N 2ND AVENUE

Williams Lake (Zone 27)
Williams Lake - City
V2G 4C4

Residential Attached

\$110,000 (LP)

(SP)



Sold Date:	Frontage (feet): 0.00	Original Price: \$110,000
Meas. Type: Feet	Frontage (metres): 0.00	Approx. Year Built: 1974
Depth / Size (ft.): 0	Bedrooms: 2	Age: 45
Lot Area (acres): 0.00	Bathrooms: 1	Zoning: R3
Flood Plain: No	Full Baths: 1	Gross Taxes: \$993.39
Council Apprv?:	Half Baths: 0	For Tax Year: 2018
Exposure:	Maint. Fee: \$211.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 004-937-333
Mgmt. Co's Name:		Tour:
Mgmt. Co's Phone:		
View: No :		
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Tar & Gravel**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: Covered Parking: Parking Access:
Parking: **Open, Visitor Parking**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Vinyl/Linoleum**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening**
Legal: **STRATA LOT 45, PLAN PGS20, DISTRICT LOT 71, CARIBOO LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Paved Road, Recreation Nearby**
Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	6'4 x 8'7			x			x
Main	Dining Room	7' x 9'			x			x
Main	Living Room	12'4 x 17'			x			x
Main	Laundry	7'3 x 8'6			x			x
Above	Master Bedroom	14'4 x 10'2			x			x
Above	Bedroom	8'4 x 11'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 598	# of Rooms: 6	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 598	Crawl/Bsmt. Height:			1	Above	4	No	Barn:
Finished Floor (Below): 20	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,216 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 1,216 sq. ft.	Basement: None			7				
				8				

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

UPDATES & QUALITY throughout this tasteful 2 bedroom TOWNHOME with 2 outdoor decks including 10'6" x 10'6" patio right off the kitchen - ideal for summer BBQ & sunshine. You'll love the new kitchen complete with portable dishwasher & spacious new laundry. Cottonwood feature wall adds character & warmth to the living room plus bonus pot lighting! UPGRADES INCLUDE furnace, plumbing, hot water tank, plus CENTRAL A/C (installed & serviced by Horizon). Parking stall #21 & strata fees approx \$211/mo. Come check it out!