

Williams Lake (Zone 27), Williams Lake - City
356 WESTERN AV, V2G 2H7

MLS# N209750

Residential Detached
Active



List Price: \$169,000
 List Date: 10-May-11
 Days on Mkt:
 Expiry Date: 30-Sep-11

Complex/Subdiv
 Previous Price: Frontage: 66.00 ft PID: 012-683-515
 Original Price: \$169,000 Frontage Metric: 0.000 Approx Yr Blt: 1965
 Meas Type: Feet Bedrooms: 3 Age at List Date: 46
 Depth/Size: 110.0 Bathrooms: 1 Type: House/Single Family
 Lot Area SqFt: 0 Full Baths: 1 Zoning: R1
 Rear Yard Exp: Half Baths: 0 Taxes: \$1,830 (2010)
 Flood Plain: If New GST/HST Incl: Tax Incl Utilities: No
 View:
 Serv Connected: None,

Style of Home: Rancher/Bungalow w/Bsmt. Total Parking: Covered Parking:
 Construction: Frame - Wood Parking Access:
 Foundation: Concrete Block Parking Facilities: Open
 Exterior: Vinyl
 Rainscreen: R/I Plumbing: Dist to Public Trans: Dist to School Bus:
 Type of Roof: Asphalt Possession:
 Renovations: Year of Reno: Title to Land: Freehold NonStrata
 Flooring: Wall/Wall/Mixed Seller's Interest: Registered Owner
 Water Supply: City/Municipal Mortgage Info: \$0
 Heat/Fuel: Forced Air, Natural Gas
 No. of Fireplaces: 0 R/I Fireplaces: Property Disclosure: Y
 Fireplace Fuel: Out Buildings:
 Outdoor Area: None CSA/BCE: Pad Rental:
 Registered: Fixtures Leased: N
 Fixtures Removed

Legal: PL 10743 LT 9 BLK C DL 588 LD 05
 Amenities: None
 Site Influences:
 Municipal Charges:
 Features Incl: Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'2 X 13'			X			X
Main F.	Kitchen	7'5 X 11'			X			X
Main F.	Dining	7'5 X 11'			X			X
Above	Bedroom	10'9 X 10'8			X			X
Above	Bedroom	9'9 X 9'			X			X
Above	Bedroom	9'4 X 11'3			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):
 Main Floor Area: 1,038 Total # Rooms: 6
 Finished Floor Up: 0 # Kitchens: 1
 Finished Floor Down: 0 Finished Levels: 1
 Finished Floor Bsmt: 0 Crawl/Bsmt Height: 4
 Total Finished Floor: 1,038 Basement Area: Part 5
 Unfinished Floor: 532 Suite: None 6
 Grand Total Floor Area: 1,570 7
 8

Bathrooms
 1 4 Piece; Ensuite: N; Level: Above

Listing Broker 1: Cariboo Team Realty Group Ltd. 250-392-5959 Appointments: Phone L.R. First
 Listing Sales Rep 1: Courtney Smith court@caribooteamrealty.com 250-392-5959 For Appts Call: COURTNEY SMITH
 Listing Sales Rep(s): Appointment Ph: 250-392-5959
 Listing Broker 2: Occupancy: Vacant
 Selling Broker(s):
 Selling Sales Rep(s):
 Owner: SHANNON MILLER
 Commission: 2.85% ON \$100,000/1.40% REMAINDER

Realtor Remarks:

Great opportunity for first time home buyer! This nice little house has tons of potential for updating. Great location close to all levels of school, good size yard both front and back. Roof is approx. 10 years old, furnace is approx. years old and window have been replaced within the last 2 years. Don't miss out on this great buy!