



Presented by:
Tanya Rankin

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



Active
R3169926

Board: N
House/Single Family

1025 PIGEON AVENUE

Williams Lake
Williams Lake - City
V2G 2B8

Residential Detached

\$568,500 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$568,500
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1972
Frontage(feet): 70.00	Bathrooms: 2	Age: 54
Frontage(metres): 21.34	Full Baths: 2	Zoning: R1
Depth / Size: 122	Half Baths: 0	Gross Taxes: \$4,905.13
Lot Area (sq.ft.): 8,540.00	Rear Yard Exp:	For Tax Year: 2026
Lot Area (acres): 0.20	P.I.D.: 011-883-863	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Rancher/Bungalow w/Bsmt., Split Entry**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered
R.I. Plumbing:

Total Parking: **3** Covered Parking: **1** Parking Access:
Parking: **Carport; Single, Open**
Driveway Finish: **Concrete**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Tile**

Legal: **LOT 34, PLAN PGP16112, DISTRICT LOT 71, CARIBOO LAND DISTRICT**

Amenities: **Garden, Green House, Storage, Workshop Detached**

Site Influences: **Central Location, Paved Road**

Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove**

Finished Floor (Main):	1,199	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'10 x 15'			x	Floor
Finished Floor (AbvMain2):	0	Main	Foyer	9' x 5'6			x	#Pcs
Finished Floor (Below):	0	Main	Kitchen	10'6 x 11'10			x	Main
Finished Floor (Basement):	1,079	Main	Dining Room	8' x 10'2			x	Bsmt
		Main	Bedroom	9'7 x 9'			x	4
Finished Floor (Total):	2,278 sq. ft.	Main	Bedroom	7'10 x 10'3			x	
Unfinished Floor:	0	Main	Primary Bedroom	12' x 11'10			x	
Grand Total:	2,278 sq. ft.	Bsmt	Family Room	11'3 x 17'6			x	
		Bsmt	Games Room	14'5 x 14'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Laundry	7' x 12'8			x	
		Bsmt	Storage	13'7 x 12'6			x	
		Bsmt	Bedroom	8'8 x 10'9			x	
				x			x	
Suite:None								
Basement:Full, Fully Finished								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in		PAD Rental:			
# of Kitchens: 1	# of Rooms: 12	MHR#	CSA/BCE:		Maint. Fee:			
		ByLaw						

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

RARELY does a home come along that offers easy level entry, extensive top-to-bottom updates & an exceptional 29'10"x 19' detached backyard shop! Perfectly suited for woodworking, hobbies or the ultimate workshop, this hard-working family home has been thoughtfully updated & impeccably maintained. Centrally located within walking distance to all levels of school, the low-maintenance yard is wonderfully easy to enjoy, with a level driveway & spacious carport. Three bedrooms are located on the main floor, with a fourth bedroom & second full bathroom downstairs. The kitchen offers direct access to the backyard deck, creating a wonderful space for entertaining & summer gatherings. With loads of updates throughout, this perfectly polished home is move-in ready & sure to impress!