

Presented by:

Tanya Rankin

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Active
R3182240
Board: N
House/Single Family

1023 MIDNIGHT DRIVE

Williams Lake
Williams Lake - City
V2G 5K7

Residential Detached
$628,800 (LP)
(SP)



Sold Date:		If new, GST/HST inc?:		Original Price:	**$628,800**
Meas. Type:	**Feet**	Bedrooms:	**5**	Approx. Year Built:	**1993**
Frontage(feet):	**0.00**	Bathrooms:	**3**	Age:	**33**
Frontage(metres):		Full Baths:	**3**	Zoning:	**R1**
Depth / Size:		Half Baths:	**0**	Gross Taxes:	**$5,077.62**
Lot Area (sq.ft.):	**0.00**	Rear Yard Exp:		For Tax Year:	**2026**
Lot Area (acres):	**0.17**	P.I.D.:	**006-140-211**	Tax Inc. Utilities?:	**No**
Flood Plain:	**No**			Tour:	

View: **Yes: MOUNTAINS & VALLEY**
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.**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Patio(s), Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **Garage; Double, Open**
Driveway Finish: **Concrete**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 18, PLAN PGP28089, DISTRICT LOT 6483, CARIBOO LAND DISTRICT**

Amenities: **Air Cond./Central, Guest Suite, In Suite Laundry**

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

Finished Floor (Main):	**1,274**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**1,210**
Finished Floor (Total):	**2,484 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,484 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Unauthorized Suite**
Basement: **Full, Fully Finished**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **2** # of Rooms: **14**

Floor	Type	Dimensions
Main	**Living Room**	**13' x 12'5**
Main	**Dining Room**	**8'10 x 11'8**
Main	**Kitchen**	**11' x 14'5**
Main	**Foyer**	**4' x 6'4**
Main	**Laundry**	**5'6 x 7'2**
Main	**Bedroom**	**10' x 8'10**
Main	**Bedroom**	**9'7 x 9'9**
Main	**Primary Bedroom**	**12'5 x 11'9**
Bsmt	**Family Room**	**12'8 x 13'**
Bsmt	**Eating Area**	**9'2 x 9'**
Bsmt	**Kitchen**	**11'6 x 12'4**
Bsmt	**Laundry**	**9' x 11'8**
Bsmt	**Bedroom**	**9'5 x 13'6**

Floor	Type	Dimensions
Bsmt	**Bedroom**	**11'10 x 12'**
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**3**
Main	**4**
Bsmt	**4**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

This level-entry rancher is ideally suited for those seeking a quality home with excellent in-law suite or revenue potential. The main floor offers 3 bedrooms & 2 bathrooms, while the spacious 2-bedroom, 1-bathroom suite below provides plenty of flexibility for extended family or additional income. Ideally located close to walking trails, all levels of schools & the university. Enjoy the convenience of a level, easy-care driveway & spacious double garage, appreciated during the winter months. The kitchen is thoughtfully designed with a full walk-in pantry & ceiling-height cabinetry. Fully fenced backyard with convenient deck access, plus an abundance of nearby recreational trails perfect for dog walking & outdoor enjoyment. A great combination of space, convenience & versatility!

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