

# TANYA RANKIN

buying and selling homes made easy

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MLS #N197925  
1195 Clarke Avenue  
Williams Lake, BC  
V2G 2N4



**GREAT NEW PRICE! - \$224,500**

- ❖ Roof redone in October 2009
- ❖ Extra insulation blown in roof
- ❖ Patio rebuilt and resurfaced
- ❖ Large, spacious backyard
- ❖ Located on a quiet cul-de-sac in a great neighbourhood
- ❖ Within walking distance of elementary school and college
- ❖ Furnace updated in 2005 (natural gas / forced air)
- ❖ Kitchen redone
- ❖ Some new appliances
- ❖ New flooring throughout
- ❖ 2164 square feet
- ❖ 4 bedrooms/ 2 bathrooms
- ❖ Double carport
- ❖ Property Taxes: \$2,129 (2009)
- ❖ Hydro: \$65-\$70/month average
- ❖ Natural Gas: \$110-\$130/month average

