



Presented by:  
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**Active**  
**R2224263**

Board: N  
 Duplex

### 549 BARNARD STREET

Williams Lake (Zone 27)  
 Williams Lake - City  
 V2G 1G5

Multifamily  
**\$230,000** (LP)  
 (SP)



Sold Date:	Frontage (feet): <b>66.00</b>	Original Price: <b>\$230,000</b>
Meas. Type: <b>Feet</b>	# of Rooms: <b>4</b>	Frontage (metres): <b>20.12</b>
Depth / Size (ft.): <b>127</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>0.00</b>	Beds in Bsmt: <b>0</b>	Age: <b>999</b>
Flood Plain:	Beds not in Bsmt: <b>2</b>	Zoning: <b>R-1</b>
Rear Yard Exp:	Bathrooms: <b>1</b>	Gross Taxes: <b>\$2,099.55</b>
Council Apprv?:	Full Baths: <b>1</b>	For Tax Year: <b>2017</b>
If new, GST/HST inc?:	Half Baths: <b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>013-323-105</b>	Tour:

View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard**  
 Type of Roof: **Asphalt**

Reno. Year: **9999**  
 R.I. Plumbing:  
 R.I. Fireplaces: **0**

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**  
 Parking: **Open**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Wall/Wall/Mixed**  
 Sprinklers?: **No** Smoke Detectors?: **N**  
 Bylaw Infractions?: **N**

Legal: **LOT 2 BLOCK E DISTRICT LOT 71 CARIBOO DISTRICT PLAN 7977**

Amenities:

Site Influences: **Central Location, Lane Access, Paved Road, Recreation Nearby, Shopping Nearby**  
 Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'			x			x
Main	Kitchen	19' x 13'			x			x
Main	Master Bedroom	11' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>825</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units:	Income/annum:	2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	<b>825 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total:	<b>825 sq. ft.</b>	Basement: <b>Crawl</b>		7				
				8				

Listing Broker(s): **Crosina Realty Ltd.**

**Side-by-side duplex with some updated. Located near downtown Williams Lake. Easy walking distance to shopping and medical clinics. Both sides currently rent for \$900/month. Chain-link fence around backyard. Both sides feature 2 bedrooms and a large living room. Level entry, with room for 2 vehicles on each side. Roof, furnaces, and HWT replaced in 2008. Fridges and stoves are approximately 5 years old. Long-time tenants on month-to-month rental agreement. Both units require 24 hours notice. Excellent revenue property!**