

Presented by:  
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Williams Lake (Zone 27), 150 Mile House MLS# N222326 Residential Detached  
**3249 BROUSE RD, VOK 2G0** **Active**



List Price: \$319,900

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 3	PID: 007-557-221
Depth/Size:	Bathrooms: 3	Type: House with Acreage
Lot Area SqFt: 0.00	Full Baths: 3	Approx Yr Blt: 2004
Rear Yard Exp:	Half Baths: 0	Age at List Date: 8
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,310 (2012)
Flood Plain: No	Zoning: R1	
View: N		

Serv. Connected: Electricity, Lagoon, Natural Gas, Water

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: Covered Parking:
Construction: Frame - Wood	Parking Access:
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double, Open, RV Parking Avail.
Exterior: Vinyl	
Rainscreen:	R/I Plumbing: Dist to Public Trans: Dist to School Bus:
Type of Roof: Asphalt	Possession:
Renovations:	Reno Year: Title to Land: Freehold NonStrata
Flooring: Wall/Wall/Mixed	Seller's Interest: Registered Owner
Water Supply: Well - Drilled	Mortgage Info: \$0
Heat/Fuel: Forced Air, Natural Gas	
No. of Fireplaces: 1	R/I Fireplaces: Property Disclosure: Y
Fireplace Fuel: Gas - Natural	Out Buildings:
Outdoor Area: Sundeck(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed: N	

Legal: PL 25784 LT 24 LD 05 SEC 14 TWP 42  
 Amenities: None  
 Site Influences: Paved Road, Private Setting, Private Yard, Rural Setting  
 Features Incl: Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	14'10 X 10'10			X			X
Main F.	Bedroom	11'4 X 9'10			X			X
Main F.	Dining	8' X 8'			X			X
Main F.	Living Room	11' X 14'			X			X
Main F.	Kitchen	7'6 X 7'			X			X
Main F.	Laundry	5'7 X 6'8			X			X
Bsmt	Family Room	14' X 29'6			X			X
Bsmt	Bedroom	15'6 X 13'8			X			X
Bsmt	Utility	12' X 11'5			X			X
					X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,090	Total # Rooms: 9	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt: 950	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,040	Basement Area: Full, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,040		8

Listing Broker(s): Tanya Rankin Ltd

Peaceful, serene Borland Valley at desirable 150 Mile House. Easy low maintenance home nestled into private 2.47 acres. Newly constructed with open floor plan. Quaint 2 bedrooms on the main floor with a generous third bedroom down. Enjoy relaxing or entertaining friends on the spacious sundeck. This home is set up and finished top to bottom, with matching shed and park like setting. Value, value, value come check it out!