

Presented by:
Tanya Rankin

Tanya Rankin
Phone: (250) 392-0371 Cell: (250)392-0371
Email: tanya@tanyarankin.com
Website: <http://www.williamslakerealestate.com>

Williams Lake (Zone 27), 150 Mile House

MLS# N235598

Residential Detached

14 BORLAND DR, VOK 2G0

Active



List Price: \$319,000

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	3	PID:	004-876-768
Depth/Size:		Bathrooms:	2	Type:	House with Acreage
Lot Area SqFt:	0.00	Full Baths:	1	Approx Yr Blt:	1987
Rear Yard Exp:		Half Baths:	1	Age at List Date:	27
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$1,991 (2013)
Flood Plain:	No	Zoning:	RR3		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Septic, Water				

Style of Home:	1 Storey, Rancher/Bungalow		Total Parking:	Covered Parking:
Construction:	Frame - Wood		Parking Access:	
Foundation:	Concrete Perimeter		Parking Facilities:	Det.Grge/Carport, Open, RV Parking Avail.
Exterior:	Wood			
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:	Laminate		Seller's Interest:	Registered Owner
Water Supply:	Well - Drilled		Mortgage Info:	\$0
Heat/Fuel:	Forced Air, Natural Gas			
No. of Fireplaces:	0	R/I Fireplaces:	Property Disclosure:	Y
Fireplace Fuel:	None		Out Buildings:	Barn Sz: 32'X20'2/Workshop Sz: 26X20
Outdoor Area:	Patio(s) & Deck(s)			
Pad Rental:				
Fixtures Leas:	N			
Fixt Removed:	N			

Legal: PL 31793 LT A DL 5986 LD 05
Amenities: Barn, Storage, Workshop Detached
Site Influences: Paved Road, Private Setting, Private Yard, Rural Setting, Treed
Features Incl: Refrigerator, Storage Shed, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10' X 12'			X			X
Main F.	Eating Area	7'6 X 10'			X			X
Main F.	Family Room	14' X 14'			X			X
Main F.	Living Room	11' X 14'4			X			X
Main F.	Entrance Hall	7'3 X 5'1			X			X
Main F.	Mud Room	13' X 5'6			X			X
Main F.	Bedroom	9'5 X 14'5			X			X
Main F.	Bedroom	15' X 9'6			X			X
Main F.	Master Bedroom	13' X 14'6			X			
Main F.	Walk-In Closet	8' X 7'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,830	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	1,830	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	1,830	8

Listing Broker(s): Tanya Rankin Ltd

Horse lovers delight in prime Borland Valley Estate. This 2.62 acres is ideally set up for horses fenced and cross-fenced with paddocks and barn. Wonderful detached 34x25 garage, 32x30 barn, plus 26x20 shop makes a perfect place for the hobbyist. This adorable 3 bedroom, 1.5 bath rancher (non basement) is an ideal efficient use of space. The open concept kitchen is anchored by a toasty wood stove & inviting living room. The property also boasts a 20 meter by 40 meter riding ring! This is a great price for a special property. Come check it out!