



Days on Market: **6**

Previous Price:

Meas. Type: **Feet**

Depth / Size:

Lot Area (sq.ft.): **0.00**

Flood Plain: **No**

Approval Req.?:

Rear Yard Exp:

If new, GST/HST inc?:

View: **Yes : PASTURE & MOUNTAINS**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic, Water**

List Date: **9/9/2015**

Original Price: **\$347,000**

Frontage (feet): **0.00**

Frontage (metres): **0.00**

Bedrooms: **4**

Bathrooms: **3**

Full Baths: **3**

Half Baths: **0**

Expiry Date: **3/9/2016**

Sold Date:

Approx. Year Built: **1997**

Age: **18**

Zoning: **RR3**

Gross Taxes: **\$3,148.00**

For Tax Year: **2015**

Tax Inc. Utilities?: **No**

P.I.D.: **018-920-501**

Style of Home: <b>2 Storey, Basement Entry</b>	Total Parking:	Covered Parking:	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double, Open, RV Parking Avail.</b>		
Exterior: <b>Vinyl</b>			
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	
Rain Screen:	Title to Land: <b>Freehold NonStrata</b>		
Renovations:	Seller's Interest: <b>Registered Owner</b>		
# of Fireplaces: <b>3</b>	Property Disc.: <b>Yes</b>		
Fireplace Fuel: <b>Gas - Natural</b>	PAD Rental:		
Water Supply: <b>Well - Drilled</b>	Fixtures Leased: <b>No :</b>		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Fixtures Rmvd: <b>No :</b>		
Outdoor Area: <b>Patio(s) &amp; Deck(s), Sundeck(s)</b>	Registered:		
Type of Roof: <b>Asphalt</b>	Floor Finish: <b>Hardwood, Tile, Wall/Wall/Mixed</b>		

Legal: <b>LT 8 DL 587 CD PL PGP 38273</b>	<u>Municipal Charges</u>
Amenities: <b>Air Cond./Central, Workshop Detached</b>	Garbage:
	Water:
Site Influences: <b>Cul-de-Sac, Paved Road</b>	Dyking:
Features: <b>Air Conditioning, Dishwasher, Refrigerator, Stove</b>	Sewer:
	Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'	Bsmt	Foyer	6'5 x 7'4			x
Main	Dining Room	8' x 9'	Bsmt	Recreation	12'5 x 26'			x
Main	Kitchen	12' x 10'	Bsmt	Other	16'6 x 19'			x
Main	Eating Area	6' x 10'	Bsmt	Office	11'9 x 10'4			x
Main	Family Room	6' x 10'	Bsmt	Laundry	9'10 x 7'5			x
Main	Family Room	11'4 x 12'						x
Main	Bedroom	10'4 x 11'						x
Main	Master Bedroom	13'2 x 11'10						x
Main	Bedroom	10'10 x 9'4						
Main	Bedroom	9'4 x 10'9						

Finished Floor (Main): <b>1,660</b>	# of Rooms: <b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	Main	4	Yes	Workshop/Shed: <b>24'x40'</b>
Finished Floor (Basement): <b>1,555</b>	Suite: <b>None</b>	3	Bsmt	3	No	Pool:
Finished Floor (Total): <b>3,215 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b> Beds not in Basement: <b>4</b>	5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>Fully Finished, Part</b>	6				
Grand Total: <b>3,215 sq. ft.</b>		7				
		8				

List Broker 1: <b>Tanya Rankin Ltd - Office: 250-392-0371</b>	List Broker 2:	Appointments:	Phone L.R. First
List Sales Rep 1: <b>Tanya Rankin - Phone: 250-392-0371</b>	<b>tanya@tanyarankin.com</b>	Call:	<b>TANYA RANKIN</b>
List Sales Rep 2: <b>3:</b>		Phone:	<b>250-392-0371</b>
Sell Broker 1:			
Sell Sales Rep 1: <b>2:</b>	<b>3:</b>		
Owner: <b>BRADLEY FOLLACK/ LENORE FOLLACK</b>			
Commission: <b>3% ON 1ST \$100,000/1.2% ON THE BALANCE PLUS GST</b>			
		Occupancy: <b>Owner</b>	

Realtor
Remarks:
<p><b>Cariboo country charm in the heart of gorgeous 150 Mile - just minutes to town, the 150 center &amp; top quality elementary. You'll embrace the tranquility &amp; calm of the vista view that stretches down into the valley where cows graze in the pas ture beyond! Step inside to feel your heart soar as you unwind in this immaculate two story delight bursting with an abundant of natural light, sunshine &amp; space. The unexpected floor plan offers four bedrooms on the main floor plus a fifth down with three wonderfully updated baths. The open concept kitchen is a dream with loads of counter space (all recently updated), white subway backsplash, walk in pantry, stainless appliances &amp; sliding doors tofabulous deck - ideal for barbecue &amp;</b></p>