

**Active**  
**R2014508**  
 Board: N  
 House/Single Family

**117 BRAHMA CRESCENT**  
 Williams Lake (Zone 27)  
 Williams Lake - City  
 V2G 4T7

Residential Detached  
**\$195,500** (LP)  
 (SP)



Days on Market: <b>1</b>	List Date: <b>11/9/2015</b>	Expiry Date: <b>5/9/2016</b>
Previous Price: <b>\$0</b>	Original Price: <b>\$195,500</b>	Sold Date:
Meas. Type: <b>Feet</b>	Frontage (feet): <b>0.00</b>	Approx. Year Built: <b>1999</b>
Depth / Size: <b>0</b>	Frontage (metres): <b>0.00</b>	Age: <b>16</b>
Lot Area (sq.ft.): <b>0.00</b>	Bedrooms: <b>2</b>	Zoning: <b>R3</b>
Flood Plain: <b>No</b>	Bathrooms: <b>2</b>	Gross Taxes: <b>\$2,298.45</b>
Approval Req.?:	Full Baths: <b>1</b>	For Tax Year: <b>2015</b>
Rear Yard Exp:	Half Baths: <b>1</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>023-673-133</b>
View: <b>No :</b>		Tour:
Complex / Subdiv:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		

Style of Home: <b>1 Storey, Rancher/Bungalow</b>	Total Parking: Covered Parking: Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Single</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 Strata</b>
Renovations:	Seller's Interest: <b>Registered Owner</b>
# of Fireplaces: <b>1</b>	Property Disc.: <b>Yes:</b>
Fireplace Fuel: <b>Gas - Natural</b>	PAD Rental:
Water Supply: <b>City/Municipal</b>	Fixtures Leased: <b>No :</b>
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Fixtures Rmvd: <b>No :</b>
Outdoor Area: <b>Fenced Yard, Patio(s)</b>	Registered:
Type of Roof: <b>Asphalt</b>	Floor Finish: <b>Laminate</b>

Legal: **PL PGS232 LT 34 DL 8843 LD 05 STRATA LOT AS SHOWN ON FORM 1**

Amenities: **None**

Site Influences: **Paved Road**

Features: **Dishwasher, Refrigerator, Stove**

Municipal Charges  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 12'			x			x
Main	Dining Room	11' x 12'			x			x
Main	Living Room	17' x 12'			x			x
Main	Master Bedroom	13'10 x 13'3			x			x
Main	Foyer	4' x 7'8			x			x
Main	Bedroom	13'5 x 10'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,300</b>	# of Rooms: <b>6</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>1</b>	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total): <b>1,300 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b> Beds not in Basement: <b>2</b>	5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>Crawl, None</b>	6				
Grand Total: <b>1,300 sq. ft.</b>		7				
		8				

List Broker 1: **Tanya Rankin Ltd - Office: 250-392-0371**

List Sales Rep 1: **Tanya Rankin - Phone: 250-392-0371**

List Sales Rep 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: **SCOTT WARREN**

Commission: **3% ON THE FIRST \$100,000 AND 1.2% ON THE BALANCE PLUS GST**

List Broker 2:

**tanya@tanyarankin.com**

Appointments: **Phone L.R. First**

Call: **TANYA RANKIN**

Phone: **250-392-0371**

Occupancy: **Owner**

Realtor **BC Hydro is \$25 per month approx. Fortis Gas is \$65 per month approx.**

Remarks:

**Lifestyle & simplified living for the busy active couple or slowing into retirement. Dairy Lane is a comfortable well maintained affordable strata \$70/month within minutes to city centre. Enjoy the 2 bedroom, 2 baths, non basement rancher with open concept floor plan. The spacious garage is an added bonus on those snowy days. Perfect for pets or enjoying the sun this quaint back yard is landscaped & fully fenced with storage shed. Come check it out!**