



Presented by:  
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**Active** **3277 BROUSE ROAD** Residential Detached  
**R2118614** Williams Lake (Zone 27) **\$439,000 (LP)**  
 Board: N 150 Mile House (SP)   
 House with Acreage VOK 2G0



Sold Date: Frontage: **0.00** Original Price: **\$454,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1996**  
 Depth / Size: **0** Bathrooms: **4** Age: **21**  
 Lot Area (acres): **5.67** Full Baths: **3** Zoning: **RR3**  
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,089.73**  
 Rear Yard Exp: For Tax Year: **2016**  
 Approval Req?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **007-530-595**  
 Tour:  
 View: **No**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Lagoon, Natural Gas, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **Well - Drilled**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:  
 Parking: **Garage; Double, Open, RV Parking Avail.**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LT28 PL25784 LD05 SEC14 TWP2 CD**

Amenities: **Storage**

Site Influences: **Paved Road, Private Setting, Private Yard, Rural Setting, Treed**  
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	14' x 12'	Above	Walk-In Closet	4'11" x 10'			x
Main	Eating Area	12'6" x 9'	Bsmt	Games Room	16'7" x 10'10"			x
Main	Kitchen	13'4" x 9'10"	Bsmt	Bedroom	11'4" x 13'4"			x
Main	Den	13'2" x 12'9"	Bsmt	Kitchen	9'6" x 8'10"			x
Main	Laundry	12'4" x 6'7"	Bsmt	Eating Area	8'10" x 7'			x
Main	Living Room	11'10" x 17'	Bsmt	Living Room	15'9" x 15'			x
Above	Master Bedroom	11'3" x 16'4"	Bsmt	Utility	12'4" x 11'			x
Above	Bedroom	10'4" x 10'						x
Above	Bedroom	10' x 13'6"						x
Above	Bedroom	9'8" x 9'10"						x

Finished Floor (Main): <b>1,218</b>	# of Rooms: <b>17</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>914</b>	# of Kitchens: <b>2</b>	1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>3</b>	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>1,054</b>	Suite: <b>Unauthorized Suite</b>	3	Above	4	No	Pool:
Finished Floor (Total): <b>3,186 sq. ft.</b>	Crawl/Bsmt. Height:	4	Bsmt	4	No	Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>1</b> Beds not in Basement: <b>4</b>	5				Door Height:
Grand Total: <b>3,186 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>	6				
		7				
		8				

Listing Broker(s): **Tanya Rankin Ltd**

**5.67 gorgeous, private, useable acres in BORLAND VALLEY at 150 MILE. This property could be easily set up for horses with the back and one side already being fenced. Easy access to CROWN LAND at rear of lot; ideal for trail riding and motorized sports. The landscaped yard is a dream complete with UNDERGROUND IRRIGATION. This hard working floor plan offers 4 spacious bdrms on the upper level, complete with master ensuite bath & walk in closet. PLUS gorgeous full day light in-law suite with option of driving right to the front door - ideal for the aging parents! Enjoy open concept living & wonderfully appointed rooms with wonderful access to decks & back yard. RECENTLY UPDATED with interior painting throughout, & NEW ROOF this home offers heaps of value in a top notch resale location. C**