



Presented by:
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Active **R2168470** **14 BORLAND DRIVE** Residential Detached
 Board: N Williams Lake (Zone 27) **\$345,000 (LP)**
 House with Acreage 150 Mile House VOK 2G0 (SP)



Sold Date: Frontage: **0.00** Original Price: **\$345,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1987**
 Depth / Size: **0** Bathrooms: **2** Age: **30**
 Lot Area (acres): **2.62** Full Baths: **1** Zoning: **RR3**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$2,648.33**
 Rear Yard Exp: For Tax Year: **2016**
 Approval Req?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **004-876-768**
 Tour:
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Metal**

Total Parking: Covered Parking: Parking Access:
 Parking: **DetachedGrge/Carport, 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: **Laminate**

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

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

Finished Floor (Main):	1,830	# of Rooms:	10	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No			Barn: 32' x 20'
Finished Floor (Below):	0	# of Levels:	1	2	Main	2	Yes			Workshop/Shed: 26' x
Finished Floor (Basement):	0	Suite:	None	3						Pool:
Finished Floor (Total):	1,830 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5						Door Height:
Grand Total:	1,830 sq. ft.	Basement:	Crawl	6						
			Beds not in Basement:	7						
				8						

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

PRIME location in coveted Borland Valley wonderfully set up for a HORSE LOVERS DREAM! Fenced & cross fenced with an awesome 32' x 20' barn complete with 2 horse stalls & access to chicken run & pens plus 20m x 40m riding ring. The pens & grounds are well cared for & properly maintained. Your family hobbyist will enjoy the 26' x 20' shop with its own power & additional bonus of 34' x 25' detached garage/carport. Step inside this open concept, 3 bedroom, 1.5 bath, non basement rancher. Anchored by the toasty wood stove you'll enjoy the cozy comforts of home. New metal roof with snow stops, new gutters, updated windows & a perfect little paradise! Come check it out!