



Presented by:

Tanya Rankin

Tanya Rankin Ltd
 Phone: 250-392-0371
 www.williamslakerealestate.com
 tanya@tanyarankin.com



Active
R2174253

Board: N
 Manufactured with Land

111 BRAHMA CRESCENT

Williams Lake (Zone 27)
 Williams Lake - City
 V2G 2W1

Residential Detached

\$162,500 (LP)

(SP)



Sold Date:	Frontage:	0.00	Original Price: \$162,500
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 2011
Depth / Size: 0	Bathrooms:	2	Age: 6
Lot Area (acres): 0.10	Full Baths:	2	Zoning: R1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$1,867.38
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 023-673-036
			Tour:

View: **No** :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Manufactured/Mobile**
 Construction: **Manufactured/Mobile**
 Exterior: **Vinyl**
 Foundation: **Other**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
 Parking: **Carpport; Single**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL PGS232 LT 24 DL 8843 LD 05 STRATA LOT AS SHOWN ON FORM 1, MFG HOME**

Amenities: **None**

Site Influences: **Paved Road**
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'6 x 12'			x			x
Main	Eating Area	7' x 12'6			x			x
Main	Living Room	12'4 x 14'9			x			x
Main	Bedroom	10'3 x 9'3			x			x
Main	Laundry	5'9 x 9'3			x			x
Main	Bedroom	12'7 x 10'			x			x
Main	Master Bedroom	12'7 x 12'3			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,260	# of Rooms:	7	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above):	0	# of Kitchens:	1	2	Main	4	Yes					
Finished Floor (Below):	0	# of Levels:	1	3								
Finished Floor (Basement):	0	Suite:	None	4								
Finished Floor (Total):	1,260 sq. ft.	Crawl/Bsmt. Height:		5								
Unfinished Floor:	0	Beds in Basement:	0	6								
Grand Total:	1,260 sq. ft.	Basement:	None	7								
			Beds not in Basement:	3	8							

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

Private, clean, safe community in wonderfully well managed strata. An ideal home if you're looking to downsize or simplify life with a low maintenance easy to maintain rancher. Spacious well laid out floor plan with 3 bdrms & 2 full baths. Enjoy the modern amenities of open concept living. This hard working kitchen boasts an abundant of storage complete with re-cycle station, loads of counter space & stainless appliances. Tastefully finished with neutral colors and quality flooring throughout. Perfect for your pet as the yard is fully fenced & well cared for. This is a home that helps make your life simple. Strata fees \$70 month.