



Presented by:  
**Tanya Rankin**

Tanya Rankin Ltd  
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**Active**  
**R2344515**  
Board: N  
House/Single Family

**900 BROUGHTON PLACE**

Williams Lake (Zone 27)  
Williams Lake - City  
V2G 3Z5

Residential Detached

**\$254,000** (LP)

(SP)



Sold Date:	Frontage:	<b>70.00</b>	Original Price: <b>\$254,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1976</b>
Depth / Size: <b>129</b>	Bathrooms:	<b>3</b>	Age: <b>43</b>
Lot Area (acres): <b>0.19</b>	Full Baths:	<b>2</b>	Zoning: <b>R1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$2,242.19</b>
Rear Yard Exp:			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>006-139-736</b>
			Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
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, 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, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 1, PLAN PGP22003, DISTRICT LOT 71, CARIBOO LAND DISTRICT**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 11'5	Bsmt	Laundry	11' x 10'			x
Main	Dining Room	11' x 8'9			x			x
Main	Living Room	13'3 x 17'6			x			x
Main	Foyer	9' x 4'6			x			x
Main	Bedroom	8'7 x 9'10			x			x
Main	Bedroom	8'8 x 9'10			x			x
Main	Master Bedroom	11'6 x 12'			x			x
Bsmt	Bedroom	10'6 x 9'4			x			x
Bsmt	Bedroom	10'7 x 11'5			x			
Bsmt	Recreation	12' x 32'5			x			

Finished Floor (Main):	<b>1,196</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>2</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	Bsmt	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,196 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>1,196</b>	Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b>	5				Door Height:
Grand Total:	<b>2,392 sq. ft.</b>	Basement: <b>Full, Partly Finished</b>	6				
			7				
			8				

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

**Bursting with sunshine & natural light on a quaint, established, quiet street. Enjoy the character of the step down living room & large, corner wood burning fireplace. This fabulous family home is well laid out with 3 bedrooms up including full bath, plus 2 piece en-suite AND 2 spacious, partially finished bedrooms plus bathroom downstairs! Excellent SUITE POTENTIAL or easily finished by any handyman! Enjoy the fully fenced yard an ideal place for kids, pets & bonus RV PARKING (large gate opens for access). Close proximity to all levels of school, city center & Gibraltar bus route. This home is tidy as a pin & move in ready. Roof approx 2 years old.**