

Presented by:  
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Williams Lake (Zone 27), Williams Lake - City  
**360 MANDARINO PL, V2G 5J1**

**MLS# N219535**

Residential Detached

**Active**



List Price: \$344,900

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	4	PID:	025-525-905
Depth/Size:		Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	3	Approx Yr Blt:	2003
Rear Yard Exp:		Half Baths:	0	Age at List Date:	9
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,698 (2012)
Flood Plain:	No	Zoning:	R1		
View:	Y - WILLIAMS LAKE				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	Front
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double, Open
Exterior:	Vinyl		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Reno Year:	
Flooring:	Hardwood, Laminate, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal	Seller's Interest:	Registered Owner
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0
No. of Fireplaces:	2	R/I Fireplaces:	
Fireplace Fuel:	Gas - Natural	Property Disclosure:	Y
Outdoor Area:	Sundeck(s)	Out Buildings:	/Garage Sz: 19X21
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL BCP2269 LT 2 DL 8841 LD 05  
Amenities: Storage  
Site Influences: Paved Road  
Features Incl: Dishwasher, Refrigerator, Sprinkler - Inground, Stove, Vacuum R.I.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 13'	Bsmt	Bedroom	11'2 X 11'3			X
Main F.	Kitchen	10' X 24'	Bsmt	Utility	8'10 X 15'8			X
Main F.	Dining	11' X 9'						X
Main F.	Master Bedroom	11'5 X 12'10						X
Main F.	Bedroom	10'6 X 9'						X
Main F.	Bedroom	10'3 X 9'						X
Main F.	Laundry	5' X 10'						X
Main F.	Entrance Hall	9'3 X 4'10						X
Bsmt	Family Room	13'8 X 14'						
Bsmt	Recreation Room	13'8 X 15'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	12	<b>Bathrooms</b>	1 4 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	1,340	# Kitchens:	1		2 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Up SqFt:	0	Finished Levels:	2		3 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	0	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	1,315	Basement Area:	Full, Fully Finished		5
Total Finished Floor SqFt:	2,655				6
Unfinished Floor:	0	Suite:	None		7
Grand Total Floor Area:	2,655				8

Listing Broker(s): Tanya Rankin Ltd

Yowzaa!! Sit back, relax and breathe in all that this prime Westridge home has to offer. Situated on one of the most private oversized corner lots with full unobstructed view of WL. Completely level, fenced yard is great for trampoline and rambunctious kids! Perfect for entertaining, the full front deck is partially covered and great for soaking up the sun. Step inside to the open concept, crisp white kitchen with granite tile countertops! So tastefully decorated throughout with cozy corner has fireplace to escape the chill of winter. Awesome master bedroom boasts a wonderful walk-in and full ensuite with separate shower. Don't lift a finger, this home is immaculate and move in ready! Come check it out!