

Presented by:
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Williams Lake (Zone 27), Williams Lake - City Residential Detached
355 CROSINA CR, V2G 5H9 MLS# N222708 **Active**



List Price: \$344,900

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 026-995-221
Depth/Size:	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 3	Approx Yr Blt: 2007
Rear Yard Exp:	Half Baths: 0	Age at List Date: 5
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,852 (2012)
Flood Plain: No	Zoning: R1	

View: Y - CONTACT LS
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: Basement Entry	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double, Open	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Hardwood, Tile, 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: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings: /Garage Sz: 21X21
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL BCP28751 LT 2 DL 8841 LD 05
 Amenities: None
 Site Influences: Golf Course Nearby, Paved Road
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	12'3 X 14'	Bsmt	Recreation Room	12'6 X 21'			X
Main F.	Living Room	13'6 X 12'9	Bsmt	Other	19'8 X 11'11			X
Main F.	Dining	12'9 X 9'			X			X
Main F.	Family Room	12'10 X 11'			X			X
Main F.	Master Bedroom	13'9 X 12'			X			X
Main F.	Bedroom	10'9 X 9'10			X			X
Main F.	Bedroom	10'9 X 8'10			X			X
Bsmt	Bedroom	11'9 X 10'			X			X
Bsmt	Entrance Hall	6'9 X 11'			X			
Bsmt	Laundry	7' X 9'8			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,490	Total # Rooms:	12
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	1,160	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,650	Basement Area:	Full, Fully Finished
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	2,650		

Listing Broker(s): Tanya Rankin Ltd

Williams Lake's urban living! Desirable Westridge Estates, perfect if you're looking for new, modern housing in the heart of the Cariboo. Minutes to town with tones of walking and access to abundant trails and outdoor recreation. This 4 bedroom home plus den offers practical well thought out living with open concept that's perfect for entertaining. Enjoy the front covered deck to sit back with a glass of wine and take in the view while backyard has been fully landscaped, including cement patio and fully fenced for kids! Come check it out!