

Presented by:
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Williams Lake (Zone 27), Williams Lake - City MLS# N222815 Residential Detached
225 WESTRIDGE DR, V2G 5H8 **Active**



List Price: \$288,900

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 3	PID: 018-005-578
Depth/Size:	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 2	Approx Yr Blt: 1995
Rear Yard Exp:	Half Baths: 0	Age at List Date: 17
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,219 (2012)
Flood Plain: No	Zoning: R1	
View: Y - WILLIAMS LAKE		
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: 2 Storey	Total Parking: Covered Parking:
Construction: Frame - Wood	Parking Access: Front
Foundation: Concrete Perimeter	Parking Facilities: Open, Garage; Double
Exterior: Vinyl	
Rainscreen:	R/I Plumbing: Dist to Public Trans: Dist to School Bus:
Type of Roof: Asphalt	Possession:
Renovations:	Reno Year: Title to Land: Freehold NonStrata
Flooring: Mixed, Vinyl/Linoleum, Wall/Wall/Mixed	Seller's Interest: Registered Owner
Water Supply: City/Municipal	Mortgage Info: \$0
Heat/Fuel: Forced Air	
No. of Fireplaces: 2	R/I Fireplaces: Property Disclosure: Y
Fireplace Fuel: Gas - Natural	Out Buildings: /Garage Sz: 20X20/Workshop Sz: 8X10
Outdoor Area: Patio(s) & Deck(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed: N	

Legal: PL PGP36735 LT 17 DL 8840 LD 05 PORTION 8841.
 Amenities: None
 Site Influences:
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Kitchen	16'10 X 10'7			X			X
Above	Dining	10'7 X 9'3			X			X
Above	Living Room	12'8 X 15'1			X			X
Above	Family Room	18' X 11'4			X			X
Above	Laundry	5'5 X 5'6			X			X
Above	Bedroom	10'4 X 9'			X			X
Above	Bedroom	10'6 X 9'			X			X
Above	Master Bedroom	11'5 X 12'			X			X
Below	Family Room	27'2 X 12'5			X			
Below	Storage	12'5 X 24'9			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,520	Total # Rooms: 10	1 4 Piece; Ensuite: Y; Level: Above
Finished Floor Up SqFt: 0	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 110	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 1,630	Basement Area: Full, Partly Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 1,630		8

Listing Broker(s): Tanya Rankin Ltd

Amazing value in desirable Westridge! Oh so affordable in one of the most prime locations in Williams Lake! Bursting with potential and charm this 3 bedroom family home is immaculate and well cared for! It's perfect for the hobbyists to bring his skills to work in the unfinished basement, plumbed for suite and third bathroom! The view straight down Williams Lake is breathtaking! Enjoy the backyard ambience with wonderful landscaping, plus oversized front deck for entertaining. Take the chill out of winter when you arrive home to park inside this spacious 20x20 heated 2 door garage, plus RV parking! This home has it all, including location, location, location and bursts with opportunity and potential! Come check it out!