

Presented by:
Tanya Rankin
 Tanya Rankin
 Phone: (250) 392-0371 Cell: (250)392-0371
 Email: tanya@tanyarankin.com
 Website: <http://www.williamslakerealestate.com>

Williams Lake (Zone 27), Williams Lake - City Residential Detached
64 RIDGEWOOD PL, V2G 5K3 MLS# N227365 **Active**



List Price: \$259,500

Complex/Subdiv:

Frontage: 65.40 ft	Bedrooms: 3	PID: 004-411-242
Depth/Size: 168.00	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 3	Approx Yr Blt: 9999
Rear Yard Exp:	Half Baths: 0	Age at List Date: 999
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,760 (2012)
Flood Plain: No	Zoning: R1	
View: Y - WILLIAMS LAKE		
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: Split Entry, 2 Storey	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing:	Dist to School Bus:
Type of Roof: Asphalt	Possession:	
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring: Hardwood, Vinyl/Linoleum, Wall/Wall/Mixed	Seller's Interest: Registered Owner	Mortgage Info: \$0
Water Supply: City/Municipal	Property Disclosure: Y	
Heat/Fuel: Forced Air, Natural Gas	Out Buildings: /Garage Sz: 21'3 X 20'6/Door Ht: 6'10	
No. of Fireplaces: 2	R/I Fireplaces:	
Fireplace Fuel: Gas - Natural		
Outdoor Area: Fenced Yard, Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 27899 LT 19 DL 8840 LD 05
 Amenities: None
 Site Influences: Cul-de-Sac, Paved Road
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10' X 13'6			X			X
Main F.	Living Room	17'6 X 12'			X			X
Main F.	Dining	10' X 8'10			X			X
Main F.	Bedroom	9'9 X 9'			X			X
Main F.	Bedroom	10' X 9'10			X			X
Main F.	Master Bedroom	13'3 X 10'6			X			X
Bsmt	Family Room	12'8 X 21'2			X			X
Bsmt	Laundry	14'6 X 6'6			X			X
Bsmt	Storage	9'10 X 11'			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,140	Total # Rooms: 9	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 700	Finished Levels: 2	3 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 1,840	Basement Area: Part, Partly Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 1,840		8

Listing Broker(s): Tanya Rankin Ltd

Awesome corner lot in prime Westridge re-sale location! This wonderful family home has a fully fenced yard front yard, perfect for kids and pets. Incredible view of Williams Lake straight down to Sugar Cane. Immaculate, spotless and so well cared for this home boasts 3 bedrooms on the main floor with nice 3 piece ensuite, plus 2 additional full bathrooms. You'll love preparing dinner in this fully updated and renovated kitchen- open concept which is perfect for hosting parties and guests. Enjoy the sunny deck for summer entertaining at a price that just can't be beat. Come check it out!