

Presented by:
Tanya Rankin

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Williams Lake (Zone 27), Williams Lake - City
335 WESTRIDGE DR, V2G 4R9

MLS# N230812

Residential Detached

Active



List Price: \$ 314,500

Complex/Subdiv:

Frontage: 0.00 ft Bedrooms: 3 PID: 025-459-104
Depth/Size: Bathrooms: 2 Type: House/Single Family
Lot Area SqFt: 0.00 Full Baths: 2 Approx Yr Blt: 2002
Rear Yard Exp: Half Baths: 0 Age at List Date: 11
Meas Type: Feet If New GST/HST Incl: Taxes: \$3,339 (2012)
Flood Plain: No Zoning: R1
View: Y - CITY
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 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:	Renovation Year:	Title to Land: Freehold NonStrata
Flooring: Vinyl/Linoleum, Wall/Wall/Mixed		Seller's Interest: Registered Owner
Water Supply: City/Municipal		Mortgage Info: \$0
Heat/Fuel: Forced Air, Natural Gas		
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL BCP568 LT 2 DL 8841 LD 05
Amenities: None
Site Influences:
Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	9' X 11'	Bsmt	Storage	10'8 X 13'6			X
Main F.	Eating Area	7' X 11'2						X
Main F.	Dining	7' X 9'						X
Main F.	Living Room	12' X 11'10						X
Main F.	Master Bedroom	10'10 X 14'10						X
Main F.	Bedroom	9'7 X 8'9						X
Main F.	Bedroom	10'6 X 8'11						X
Bsmt	Entrance Hall	8'11 X 7'1						X
Bsmt	Laundry	7'6 X 5'3						
Bsmt	Recreation Room	19'2 X 13'9						

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,200	Total # Rooms: 11	1 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 900	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 2,100	Basement Area: Part, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,100		8

Listing Broker(s): Tanya Rankin Ltd

Amazing landscaping, garden, yard and decks in premium re-sale location! If outdoor lifestyle is at the top of your list while still living within the city this home has it. Meticulous and move in ready you'll love the efficient small space living lifestyle that this home boasts with 3 bedrooms up, a family room and craft room down. Come check it out!