

Presented by:
Tanya Rankin

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Williams Lake (Zone 27), Williams Lake - City

MLS# N232951

Residential Detached

135 WESTRIDGE DR, V2G 5K4

Active



List Price: **\$322,500**

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 006-301-355
Depth/Size: 0.00	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 3	Approx Yr Blt: 1992
Rear Yard Exp: Feet	Half Baths: 0	Age at List Date: 22
Meas Type: No	If New GST/HST Incl: R1	Taxes: \$3,449 (2013)
Flood Plain: No	Zoning: R1	
View: Y - MOUNTAINS AND LAKE		
Serv. Connected: Community		

Style of Home: Basement Entry	Total Parking: Covered Parking:
Construction: Concrete Frame	Parking Access: Garage; Double, RV Parking Avail., Other
Foundation: Concrete Perimeter	
Exterior: Vinyl	
Rainscreen: Asphalt	R/I Plumbing: Dist to Public Trans: Dist to School Bus:
Type of Roof: Asphalt	Possession: Freehold NonStrata
Renovations: Hardwood, Wall/Wall/Mixed	Title to Land: Registered Owner
Flooring: City/Municipal	Seller's Interest: \$0
Water Supply: Forced Air, Natural Gas	Mortgage Info: \$0
Heat/Fuel: 2	Property Disclosure: Y
No. of Fireplaces: Other	Out Buildings: /Garage Sz: 20X24
Fireplace Fuel: Patio(s) & Deck(s)	
Outdoor Area: Pad Rental:	
Fixtures Leas: N	
Fixt Removed: N	

Legal: **PL 27899 LT 30 DL 8840 LD 05**
Amenities:
Site Influences:
Features Incl: **Dishwasher, Microwave, Refrigerator, Storage Shed, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10' X 14'	Below	Gym	11'8 X 12'7			X
Main F.	Dining	12' X 10'	Below	Laundry	12'5 X 14'3			X
Main F.	Eating Area	9' X 15'3	Below	Playroom	11' X 12'			X
Main F.	Living Room	12'6 X 17'9			X			X
Main F.	Master Bedroom	12' X 13'9			X			X
Main F.	Bedroom	8'11 X 10'6			X			X
Main F.	Bedroom	8'9 X 11'10			X			X
Below	Entrance Hall	6'2 X 4'			X			X
Below	Recreation Room	11'2 X 14'			X			
Below	Bedroom	11'2 X 11'1			X			

Floor Area (SqFt):	Bathrooms:
Main Floor Area SqFt: 1,500	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 0	3 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt: 1,100	4
Total Finished Floor SqFt: 2,600	5
Unfinished Floor: 0	6
Grand Total Floor Area: 2,600	7
	8

Listing Broker(s) **Tanya Rankin Ltd**

Every now and then you find a treasure and this home is it! Prime re-sale location on spacious corner lot! Double car garage with loads of parking on paved driveway including room for the RV, plus the backyard has a second driveway off of Ridgeview Place which makes for an easy level entry access directly into the kitchen. If you like the idea of creating a suite it couldn't be more perfect! Separate outside entry and the infrastructure is already inside the drywall. Fully fenced, private backyard is perfect for hosting friends and family. Completely updated kitchen with open concept floor plan, and so much more. Come check it out!