

Presented by:
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Williams Lake (Zone 27), Williams Lake - City MLS# N237145 Residential Detached
115 RIDGEVIEW PL, V2G 5K2 **Active**



List Price: \$338,500

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 3	PID: 006-301-428
Depth/Size:	Bathrooms: 4	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 3	Approx Yr Blt: 9999
Rear Yard Exp:	Half Baths: 1	Age at List Date: 999
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,104 (2013)
Flood Plain: No	Zoning: R1	
View: Y - WILLIAMS LAKE		
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: 2 Storey w/Bsmt.	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: Metal		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:
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 27899 LT 34 DL 8840 LD 05
 Amenities: Air Cond./Central
 Site Influences: Cul-de-Sac, Golf Course Nearby, Paved Road
 Features Incl: Air Conditioning, Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'8 X 16'8	Bsmt	Storage	7' X 8'			X
Main F.	Dining	10'4 X 10'4						X
Main F.	Kitchen	12' X 10'						X
Main F.	Laundry	9'4 X 6'8						X
Main F.	Entrance Hall	7' X 4'						X
Above	Master Bedroom	18' X 12'						X
Above	Walk-In Closet	7'8 X 5'6						X
Above	Bedroom	14'6 X 13'8						X
Bsmt	Recreation Room	15' X 17'8						X
Bsmt	Bedroom	11' X 10'4						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 890	Total # Rooms: 11	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 890	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Down: 0	Finished Levels: 3	3 3 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 870	Crawl/Bsmt Height:	4 3 Piece; Ensuite: N; Level: Bsmt
Total Finished Floor SqFt: 2,650	Basement Area: Full, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,650		8

Listing Broker(s): Tanya Rankin Ltd

Escape into backyard paradise! Exquisitely landscaped with immeasurable tranquility and privacy, this multi-level low maintenance yard is a true treasure. From the mature trees, paver-stone patios, perennials, and the fountain - it's like stepping into the pages of a fantasy. The wonderfully appointed and architecturally designed home boasts a recently updated copper-penny metal roof and top quality construction throughout. Offering 3 fully finished floors, 3.5 baths, plus 2 spacious bedrooms on the upper level and a 3rd in the full daylight walk-out basement. You'll enjoy entertaining and prepping in the open-concept kitchen complete with bay window and stone countertops. This is a hidden gem here in the heart of the Cariboo!