

Presented by:
Tanya Rankin

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Williams Lake (Zone 27), Williams Lake - City **MLS# N237746** Residential Attached
3 25 WESTRIDGE DR, V2G 5K3 **Active**



List Price:	\$157,500	Previous Price:	
Subdiv/Complex:			
Frontage:	0.00	Approx Yr Blt:	1996
Depth/Size:		PID:	023-257-679
Lot SqFt:	1,192	Type:	Townhouse
Exposure:		Zoning:	R3
Stories in Bldg:		Taxes:	\$1,909 (2013)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:	Feet	Tax Incl Utilities:	No
Fixtures Lsd:	N	Apprvl Req:	
Fixt Removed:	N		
View:	N		

Style of Home:	Upper Unit	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Single
Exterior:	Vinyl		
Rain Screen:		R/I Plumbing:	
Type of Roof:	Asphalt	Dist to Public Trans:	Dist to School/Bus:
Renovations:		Units in Development:	Total Units in Strata:
Flooring:	Vinyl/Linoleum, Wall/Wall/Mixed	Locker:	
Water Supply:	City/Municipal	Possession:	
Heat/Fuel:	Heat Pump, Natural Gas, Other	Title to Land:	Freehold Strata
No. of Fireplaces:	0	Seller's Interest:	Registered Owner
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0
Outdoor Area:	None		
Mngmt Co:		Property Disclosure:	Y
Mngmt Ph:		Bylaw Restrictions:	
	Maint Fee:		

Maint Charge Incl:	
Legal:	PL PGS209 LT 3 DL 8840 LD 05 STRATA LOT AS SHOWN ON FORM 1.
Amenities:	Storage
Features Incl:	Refrigerator, Stove
Site Influences:	Golf Course Nearby, Paved Road

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Laundry	5'7 X 8'3						
Main F.	Kitchen	11'6 X 11'9						
Main F.	Dining	12' X 7'6						
Main F.	Living Room	13'6 X 12'						
Main F.	Entrance Hall	4'8 X 7'						
Main F.	Bedroom	10' X 8'8						
Main F.	Bedroom	12'2 X 9'10						
Main F.	Master Bedroom	14' X 11'						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Finished Floor Area Main:	1,200	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,200	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,200			8	

Listing Broker(s): Tanya Rankin Ltd

Absolutely adorable condo in boutique-style building. This treasure is move-in ready and squeaky clean. The entire floor sparkles with fresh paint, updated appliances and so much more. 3 bedrooms, 2 baths and an open-concept living room/kitchen make for a hard-working, affordable, efficient living space. With covered parking plus storage shed, it offers more than meets the eye. Check it out!