

Presented by:
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Williams Lake (Zone 27), Williams Lake - City MLS# N237791 Residential Detached
344 WESTRIDGE DR, V2G 5J1 **Active**



List Price: \$361,500

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 5	PID: 025-743-333
Depth/Size:	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 3	Approx Yr Blt: 2004
Rear Yard Exp:	Half Baths: 0	Age at List Date: 10
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,868 (2013)
Flood Plain: No	Zoning: R1	
View: Y - WILLIAMS LAKE		
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Laminate, 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: Fenced Yard, Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL BCP7421 LT A DL 8841 LD 05
 Amenities: None
 Site Influences:
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Dining	11' X 10'	Bsmt	Family Room	13'8 X 15'			X
Main F.	Kitchen	8'6 X 9'	Bsmt	Bedroom	9'5 X 13'			X
Main F.	Living Room	16' X 12'						X
Main F.	Entrance Hall	5' X 8'						X
Main F.	Bedroom	9' X 10'10						X
Main F.	Bedroom	8'9 X 9'10						X
Main F.	Master Bedroom	11'8 X 15'8						X
Bsmt	Bedroom	13'10 X 9'9						X
Bsmt	Laundry	5'9 X 8'6						X
Bsmt	Recreation Room	20' X 14'						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,480	Total # Rooms: 12	1 5 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 5 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt: 1,500	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,980	Basement Area: Full, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,980		8

Listing Broker(s): Tanya Rankin Ltd

One-of-a-kind, fabulous family home in prime Westridge Estates. Embrace the open-concept floor plan with full panoramic view of lake, mountains and city. Large, oversized windows burst with natural light and sunshine. The covered deck is sure to be a prime gathering space, and a complete extension of your indoor/outdoor living space. This home truly offers more than meets the eye with 5 spacious bedrooms, 3 baths, and (a bonus to any busy household) the basement has a fantastic family room plus a separate home gym or toy room! Come and check it out!