

Presented by:
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Williams Lake (Zone 27), Williams Lake - City MLS# N238936 Residential Detached
350 WESTRIDGE DR, V2G 5J1 **Active**



List Price: \$569,000

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 026-153-521
Depth/Size:	Bathrooms: 4	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 3	Approx Yr Blt: 2003
Rear Yard Exp:	Half Baths: 1	Age at List Date: 11
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$5,696 (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, Open, RV Parking Avail.	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Hardwood, Vinyl/Linoleum, Other		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: 2	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: LOT 3 DISTRICT LOT 8841 CARIBOO DISTRICT PLAN BCP 15167
 Amenities: Pool; Outdoor
 Site Influences: Golf Course Nearby, Paved Road, Private Setting, Private Yard
 Features Incl: Dishwasher, Oven-Built In, Range, Refrigerator

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Entrance Hall	5' X 12'10	Bsmt	Games Room	10' X 19'			X
Main F.	Kitchen	12' X 11'	Bsmt	Gym	15' X 16'			X
Main F.	Living Room	13'5 X 15'	Bsmt	Office	9'7 X 8'10			X
Main F.	Eating Area	9'8 X 8'	Bsmt	Recreation Room	20'6 X 20'5			X
Main F.	Dining	12'10 X 10'6	Bsmt	Bedroom	10' X 11'			X
Main F.	Bedroom	11'9 X 11'10	Bsmt	Sauna	4'7 X 10'			X
Main F.	Bedroom	11'10 X 11'10	Bsmt	Utility	8' X 11'6			X
Main F.	Master Bedroom	16'6 X 15'4						X
Main F.	Laundry	9'6 X 6'						X
Bsmt	Family Room	16'11 X 18'						X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	2,000	Total # Rooms:	17
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	2,000	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	4,000	Basement Area:	Full, Fully Finished
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	4,000		7
			8

Listing Broker(s): Tanya Rankin Ltd

Every day at home will feel like living at an exceptional 5 star resort. Exclusive, tranquil escape with privacy, in the heart of desirable Westridge Estates. Outdoor lifestyle & living takes center stage with prestigious double lot, pool, outdoor pool house/cabana & premiere entertaining & cooking center. When you love to host gatherings, have kids parties galore & enjoy every backyard paradise then this home will be at the heart of a million great memories. Spacious floor plan with quality finishing set this gem apart. Unique glass wall defines the bdrm space with 3 well appointed rooms. Complete with solid surface countertops, quality hardwood & tile floors all combine to give character & ambiance. Come check it out!