

Presented by:
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Williams Lake (Zone 27), Williams Lake - City

MLS# N241349

Residential Detached

117 WESTRIDGE DR, V2G 4M7

Active



List Price: \$257,500

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	3	PID:	006-301-291
Depth/Size:		Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	1991
Rear Yard Exp:		Half Baths:	0	Age at List Date:	23
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,868 (2014)
Flood Plain:	No	Zoning:	R1		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	Basement Entry	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double, Open
Exterior:	Vinyl		
Rainscreen:		R/I Plumbing:	Yes
Type of Roof:	Asphalt	Dist to Public Trans:	Dist to School Bus:
Renovations:		Possession:	
Flooring:	Vinyl/Linoleum, 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:	
Fireplace Fuel:	Gas - Natural	Property Disclosure:	Y
Outdoor Area:	Patio(s)	Out Buildings:	/Garage Sz: 21X19'8
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: LOT 27 DISTRICT LOT 8840 CARIBOO DISTRICT PLAN 27899
Amenities: None
Site Influences: Golf Course Nearby, Paved Road
Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 17'			X			X
Main F.	Dining	9' X 8'			X			X
Main F.	Eating Area	8' X 8'			X			X
Main F.	Kitchen	9' X 12'			X			X
Main F.	Bedroom	9'9 X 9'10			X			X
Main F.	Bedroom	9'9 X 9'8			X			X
Main F.	Master Bedroom	12'10 X 13'			X			X
Bsmt	Foyer	5'7 X 13'2			X			X
Bsmt	Recreation Room	9'6 X 28'3			X			
		X			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,340	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	800	4
Total Finished Floor SqFt:	2,140	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	2,140	8

Listing Broker(s): Tanya Rankin Ltd

Bursting with value in a fantastic family neighborhood - Westridge Estates and desirable Chilcotin Elementary catchment school district! This spacious three bedroom home offers a fabulous well thought out floor plan. Enjoy the private master bedroom with full ensuite overlooking backyard. Bring your ideas and enthusiasm to the partially finished basement, or embrace the unfinished space for storage, play area to kick a ball or play mini stix. Nice level driveway and awesome double car garage to pull into thru the winter. Amazing, affordable opportunity to jive in a prime re-sale location. Come check it out!