

Presented by:  
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Williams Lake (Zone 27), Williams Lake - City MLS# N243045 Residential Detached  
**87 WESTRIDGE DR, V2G 5K3** **Active**



List Price: \$267,000

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 006-327-109
Depth/Size:	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 2	Approx Yr Blt: 1982
Rear Yard Exp:	Half Baths: 0	Age at List Date: 33
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,835 (2014)
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: Carport; Single, Open
Exterior: Wood	
Rainscreen:	R/I Plumbing: Dist to Public Trans: Dist to School Bus:
Type of Roof: Asphalt	Possession:
Renovations:	Reno Year: Title to Land: Freehold NonStrata
Flooring: Laminate, Vinyl/Linoleum, Wall/Wall/Mixed	Seller's Interest: Registered Owner
Water Supply: City/Municipal	Mortgage Info: \$0
Heat/Fuel: Forced Air, Natural Gas	
No. of Fireplaces: 1	R/I Fireplaces: Property Disclosure: Y
Fireplace Fuel: Wood	Out Buildings: /Door Ht: C
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed: N	

Legal: PL 27899 LT 22 DL 8840 LD 05  
 Amenities: None  
 Site Influences: Central Location, Golf Course Dev., Paved Road, Treed  
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	8'3" X 9'	Bsmt	Storage	10'10" X 13'			X
Main F.	Eating Area	7' X 9'3"	Bsmt	Laundry	9' X 5'4"			X
Main F.	Living Room	12' X 17'			X			X
Main F.	Foyer	4' X 6'			X			X
Main F.	Bedroom	12' X 8'10"			X			X
Main F.	Bedroom	8'6" X 9'			X			X
Main F.	Master Bedroom	10'6" X 12'			X			X
Bsmt	Recreation Room	12'1" X 21'			X			X
Bsmt	Bedroom	8'4" X 17'			X			
Bsmt	Office	7'9" X 11'10"			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,075	Total # Rooms: 12	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 1,075	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 2,150	Basement Area: Full, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,150		8

Listing Broker(s): Tanya Rankin Ltd

Location, location, location...prime resale in desirable Westridge Estates! This tastefully updated 4 bedroom bungalow is a hard-working space that offers more than meets the eye. Fabulous oversized, fully-fenced backyard is ideal for a kids' adventure playground and privacy. Embrace the wonderful outdoor living lifestyle with awesome top deck offering a killer view of Williams Lake, plus the front porch is ideal for a morning bistro table with coffee and full sun! Curl up for an evening of coziness by the wonderful wood stove when you want that little extra warmth. This home offers covered parking, generous storage, and the best bang for your buck! Come and check it out.