

Presented by:
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Williams Lake (Zone 27), Williams Lake - City Residential Detached
256 WESTRIDGE DR, V2G 5H8 MLS# N245735 **Active**



List Price: \$397,500

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 5	PID: 018-005-489
Depth/Size:	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 3	Approx Yr Blt: 1995
Rear Yard Exp:	Half Baths: 0	Age at List Date: 20
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$4,019 (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: Garage; Double, 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: Hardwood, 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: 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: PL PGP36735 LT 8 DL 8841 LD 05
 Amenities: None, Air Cond./Central
 Site Influences: Central Location, Golf Course Nearby, Paved Road
 Features Incl: Air Conditioning, Dishwasher, Oven-Built In, Range, Refrigerator

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'6" X 13'10"	Bsmt	Hobby Room	11'6" X 22'			X
Main F.	Dining	9'6" X 10'6"	Bsmt	Storage	5'8" X 15'			X
Main F.	Kitchen	12'6" X 13'10"	Bsmt	Family Room	18'9" X 13'10"			X
Main F.	Foyer	7' X 6'	Bsmt	Games Room	12'6" X 22'3"			X
Main F.	Bedroom	11'4" X 10'4"			X			X
Main F.	Bedroom	10'11" X 9'10"			X			X
Main F.	Eating Area	7'6" X 9'			X			X
Main F.	Master Bedroom	14'5" X 13'2"			X			X
Bsmt	Bedroom	10' X 10'4"			X			
Bsmt	Bedroom	11'10" X 10'			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,800	Total # Rooms:	14
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	1,800	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	3,600	Basement Area:	Full, Fully Finished
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	3,600		

Listing Broker(s): Tanya Rankin Ltd

Yaletown loft style living in the heart of Westridge Estates with wonderful oversized fully fenced, private yard! Spectacular one-of-a-kind custom home flooding with killer view, sunshine & character. Quality hardwood floors anchor the open concept living space with sunken living room & oversized full wall of windows. Curl up to enjoy the n/g fireplace or stroll downstairs into the movie room complete with vintage wood-burning unit to take the chill out of any evening. Enjoy entertaining with friends & family. This spacious layout breathes with 5 bedrooms, 3 full baths & abundance of storage. You'll grow with this home for years.