

Presented by:
Tanya Rankin

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Williams Lake (Zone 27), Williams Lake - City

MLS# N247590

Residential Detached

65 RIDGEWOOD PL, V2G 4M7

Active



List Price: \$294,500

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	4	PID:	006-301-258
Depth/Size:		Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	3	Approx Yr Blt:	1997
Rear Yard Exp:		Half Baths:	0	Age at List Date:	18
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,090 (2014)
Flood Plain:	No	Zoning:	R1		
View:	Y - WILLIAMS LAKE				
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:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Renov Year:	
Flooring:	Laminate, 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:	Fenced Yard, Patio(s)	Out Buildings:	
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: LT 5 PL 27899 DL 8840 LD 05
Amenities:
Site Influences: Cul-de-Sac, Golf Course Nearby, Paved Road
Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	11'6" X 9'5"			X			X
Main F.	Dining	12' X 7'2"			X			X
Main F.	Living Room	19' X 13'8"			X			X
Main F.	Master Bedroom	11'8" X 11'7"			X			X
Main F.	Bedroom	9'8" X 9'2"			X			X
Main F.	Bedroom	9'3" X 11'			X			X
Bsmt	Bedroom	8' X 16'			X			X
Bsmt	Laundry	7'5" X 9'			X			X
Bsmt	Recreation Room	25' X 14'6"			X			
Bsmt	Foyer	6'2" X 6'4"			X			

Floor Area (SqFt):		Total # Rooms:	10	Bathrooms	1 4 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	1,170	# Kitchens:	1		2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2		3 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down:	0	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	750	Basement Area:	Part, Fully Finished		5
Total Finished Floor SqFt:	1,920				6
Unfinished Floor:	0	Suite:	None		7
Grand Total Floor Area:	1,920				8

Listing Broker(s): Tanya Rankin Ltd

Fabulous family home in prime Westridge Estate. Quiet cul-de-sac, rear alley and large back yard are just a few of the unexpected bonuses of this well cared for basement entry home. With kitchen overlooking the fenced yard, it's ideal for a young family or anyone wanting the feel of space. Three bedrooms on the main with an optional fourth down combine to make a hardworking home. Come check it out!