



Presented by:

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**Active**  
**R2030719**

Board: N  
House/Single Family

## 209 WESTRIDGE DRIVE

Williams Lake (Zone 27)

Williams Lake - City

V2G 4R9

Residential Detached

**\$292,500** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$312,000</b>
Depth / Size (ft.): <b>0</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1994</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms:	<b>3</b>	Age: <b>22</b>
Flood Plain: <b>No</b>	Full Baths:	<b>3</b>	Zoning: <b>1</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,786.83</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>018-005-594</b>
			Tour:

View: **Yes: MOUNTAINS & TOWN**

Complex / Subdiv:

Services Connected: **Community, Electricity, Sanitary Sewer, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:  
Parking: **Garage; Double, Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL PGP36735 LT 19 DL 8840 LD 05**

Amenities: **None**

Site Influences: **Golf Course Nearby, Paved Road**

Features: **Dishwasher**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 18'9	Bsmt	Laundry	7' x 11'9			x
Main	Kitchen	11'5 x 13'6	Bsmt	Bedroom	10'5 x 9'4			x
Main	Eating Area	11'6 x 7'7	Main	Bedroom	10'2 x 9'10			x
Main	Bedroom	10'7 x 10'			x			x
Main	Eating Area	10'2 x 9'10			x			x
Main	Master Bedroom	11'10 x 13'10			x			x
Main	Dining Room	9' x 9'6			x			x
Bsmt	Recreation	18'7 x 1'10			x			x
Bsmt	Foyer	6' x 20'4			x			
Bsmt	Playroom	9' x 18'10			x			

Finished Floor (Main): <b>1,420</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): <b>1,040</b>	Suite: <b>None</b>	3	Bsmt	4	No	Pool:
Finished Floor (Total): <b>2,460 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz: <b>21X19'9</b>
	Beds in Basement: <b>1</b> Beds not in Basement: <b>3</b>	5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>Fully Finished, Part</b>	6				
Grand Total: <b>2,460 sq. ft.</b>		7				
		8				

Listing Broker(s): **Tanya Rankin Ltd**

**Uniquely spacious & bright with tones of natural light and an unexpected floor plan that say's wow! This home bursts with great gathering spaces and an abundance of room for the entire family. Wonderful oversized entry is ideal for any busy household leading directly to home office or teenage hang! Doing laundry is a treat in this hard working floor plan with room for cabinets, drying table & laundry sink. 3 generous bedrooms up with European style master ensuite. Imagine having two outdoor entertaining spaces with ideal oversized covered front deck for morning coffee & sunshine plus fantastic fenced back yard. With level driveway and double car garage this home has it all. New furnace 2010. High efficiency on Energuide; Horizon. New Hot water tank 2015; Horizon roof 2011, Blacks Roofing.**