



Presented by:

Tanya Rankin

Tanya Rankin Ltd

Phone: 250-392-0371

www.williamslakerealestate.com

tanya@tanyarankin.com



Active
R2069822

Board: N

House/Single Family

93 WESTRIDGE DRIVE

Williams Lake (Zone 27)

Williams Lake - City

V2G 4L7

Residential Detached

\$289,500 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$289,500
Depth / Size (ft.): 0	Bedrooms:	3	Approx. Year Built: 1989
Lot Area (acres): 0.21	Bathrooms:	3	Age: 27
Flood Plain: No	Full Baths:	3	Zoning: R1
Rear Yard Exp:	Half Baths:	0	Gross Taxes: \$3,048.59
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 006-316-735
			Tour:

View: **Yes: Mountains**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Carport; Multiple, 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: **LOT 23 DL 8840 CARIBOO DISTRICT PLAN 27899**

Amenities: **None**

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

Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2" x 14'6"	Bsmt	Laundry	22'8" x 7'4"			x
Main	Dining Room	12' x 9'10"			x			x
Main	Kitchen	9' x 12'			x			x
Main	Eating Area	6' x 6'			x			x
Main	Bedroom	11' x 10'9"			x			x
Main	Bedroom	9'9" x 10'9"			x			x
Main	Master Bedroom	12' x 13'3"			x			x
Bsmt	Foyer	9'9" x 10'3"			x			x
Bsmt	Recreation	17'3" x 12'			x			
Bsmt	Games Room	12'5" x 12'6"			x			

Finished Floor (Main):	1,270	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	918	Suite: None	3	Bsmt	4	No	Pool:
Finished Floor (Total):	2,188 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 3	5				Door Height:
Grand Total:	2,188 sq. ft.	Basement: Fully Finished, Part	6				
			7				
			8				

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

Enjoy outdoor living in this tranquil, back yard paradise ...it's a true escape! You'll love summer time entertaining with unexpected privacy while sitting on your sun soaked cedar patio. This immaculate 3 bedroom, 3 bathroom home has been impeccably well cared for from top to bottom. Bursting with heaps of natural light you'll feel the sun all year round. Great counter space & an abundant of storage make this kitchen efficient & a true pleasure for cooking. Sit back to embrace the natural gas fireplace while enjoying the view of trees, & mountains beyond. With a generous laundry room complete with overflow storage cabinets this home is move in ready. Check it out!