



Presented by:

Tanya Rankin

Tanya Rankin Ltd
Phone: 250-392-0371
www.williamslakerealestate.com
tanya@tanyarankin.com



Active
R2109967

Board: N
House/Single Family

111 WESTRIDGE DRIVE

Williams Lake (Zone 27)
Williams Lake - City
V2G 4L7

Residential Detached

\$298,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$298,000
Depth / Size (ft.):	Bedrooms:	5	Approx. Year Built: 1993
Lot Area (acres):	Bathrooms:	3	Age: 23
Flood Plain: No	Full Baths:	3	Zoning: R1
Rear Yard Exp:	Half Baths:	0	Gross Taxes: \$3,678.44
Approval Req?:			For Tax Year: 2016
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 006-301-274
			Tour:

View: **Yes: Mountains**

Complex / Subdiv:

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

Style of Home: **2 Storey**
 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)**
 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: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL 27899 LT 26 DL 8840 LD 05**

Amenities: **None**

Site Influences: **Golf Course Nearby, Paved Road, Treed**
Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'6 x 14'10	Bsmt	Laundry	18'6 x 6'8			x
Main	Eating Area	13'2 x 8'			x			x
Main	Dining Room	12' x 10'			x			x
Main	Living Room	14' x 18'			x			x
Main	Bedroom	10'8 x 9'4			x			x
Main	Bedroom	10'8 x 9'4			x			x
Main	Master Bedroom	14' x 13'6			x			x
Bsmt	Recreation	20' x 11'6			x			x
Bsmt	Bedroom	9'8 x 11'3			x			x
Bsmt	Bedroom	9'10 x 10'4			x			x

Finished Floor (Main): **1,490**
 Finished Floor (Above): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,020**
 Finished Floor (Total): **2,510 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **2,510 sq. ft.**

of Rooms: **11**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **2** Beds not in Basement: **3**
 Basement: **Fully Finished, Part**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	4	Yes
3	Bsmt	4	No
4			
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

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

Spectacular, spacious family home with wonderful room sizes & a well laid out floor plan. Heaps of natural light bursts in through many oversized windows. Lots of great updates makes the space seem modern & fresh! You'll love the functional kitchen with awesome access to back yard & entertaining deck. Enjoy the 5 bedrooms, 3 baths including a lovely master bedroom complete with walk in closet & full ensuite. Nicely treed back yard adds privacy & an adventure park paradise for the little guys. With an oversized double car garage you're ready to settle into this fantastic home before winter sets in!