



Presented by:

**Tanya Rankin**

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**Active**  
**R2118954**

Board: N  
House/Single Family

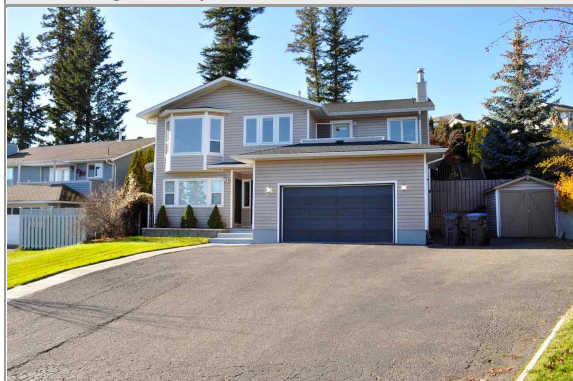
# 135 WESTRIDGE DRIVE

Williams Lake (Zone 27)  
Williams Lake - City  
V2G 5K4

Residential Detached

**\$325,000** (LP)

(SP)



Sold Date:	Frontage:	<b>0.00</b>	Original Price: <b>\$325,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1992</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>3</b>	Age: <b>24</b>
Lot Area (acres): <b>0.21</b>	Full Baths:	<b>3</b>	Zoning: <b>R1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,009.98</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>006-301-355</b>
			Tour:

View: **Yes: mountains & Town**

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: **2**  
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: **Garage; Double, Other, RV Parking Avail.**

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, Tile, Wall/Wall/Mixed**

Legal: **PL 27899 LT 30 DL 8840 LD 05**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 14'	Bsmt	Gym	11'8 x 12'7			x
Main	Dining Room	12' x 10'	Bsmt	Laundry	12'5 x 14'3			x
Main	Eating Area	9' x 15'3	Bsmt	Playroom	11' x 12'			x
Main	Living Room	12'6 x 17'9			x			x
Main	Bedroom	8'11 x 10'6			x			x
Main	Bedroom	8'9 x 11'10			x			x
Main	Master Bedroom	12' x 13'9			x			x
Bsmt	Foyer	6'2 x 4'			x			x
Bsmt	Recreation	11'2 x 14'			x			
Bsmt	Bedroom	11'2 x 11'1			x			

Finished Floor (Main): **1,500**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,100**  
Finished Floor (Total): **2,600 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,600 sq. ft.**

# of Rooms: **13**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **1** Beds not in Basement: **3**  
Basement: **Fully Finished, Part**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	3	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**

**Prime re-sale location on spacious corner lot! Double car garage with loads of parking on paved driveway including room for the RV, plus the backyard has a second driveway off of Ridgeview Place, which makes for an easy level acces to the kitchen if needed. If you like the thought of creating a suite it couldnt be more perfect, with a seperate outside entry and the infrastructure is already in the drywall. Fully fenced, private backyard is perfect for hosting friends and family as well as keeping the pets in. This is a treasure of a home, with beautiful kitchen and a spacious open floor plan, come check it out!**