



Presented by:

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Active
R2176118

Board: N
House/Single Family

135 WESTRIDGE DRIVE

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

Residential Detached

\$348,000 (LP)

(SP)



Sold Date:	Frontage:	0.00	Original Price: \$348,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1992
Depth / Size: 0	Bathrooms:	3	Age: 25
Lot Area (acres): 0.21	Full Baths:	3	Zoning: R1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,009.98
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 006-301-355
			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: **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, RV Parking Avail.**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 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: **Air Cond./Central, Storage**

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

Features: **Air Conditioning, Dishwasher, Refrigerator, Sprinkler - Inground, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 14'	Bsmt	Other	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
Main	Bedroom	8'11 x 10'6						x
Main	Bedroom	8'9 x 11'10						x
Main	Master Bedroom	12' x 13'9						x
Bsmt	Foyer	6'2 x 4'						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: **Unauthorized Suite**
 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**

Wonderful open concept floor plan with unexpected in-law suite currently rented for \$850/month. You'll love the easy mortgage payment with the additional income while still enjoying 4 bedrooms & 2 full baths of living space. RV parking in the awesome oversized driveway & double car garage with secondary driveway for level entry at back is an unexpected bonus & ideal for anyone with mobility issues. Enjoy summer entertaining with private covered deck & low maintenance yard. This home offers so many extras including, underground irrigation, hot tub, central air conditioning, gas f/p up & down, new gutters, updated roof, furnace & hot water tank, and so much more.