

Presented by:
Tanya Rankin

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Williams Lake (Zone 27), Williams Lake - City
365 WESTRIDGE DR, V2G 5J1

MLS# N215983

Residential Detached

Active



List Price: \$334,000

Complex/Subdiv:

Frontage: 0.00 ft Bedrooms: 4 PID: 025-211-439
Depth/Size: Bathrooms: 3 Type: House/Single Family
Lot Area SqFt: 0.00 Full Baths: 3 Approx Yr Blt: 2002
Rear Yard Exp: Half Baths: 0 Age at List Date: 10
Meas Type: Feet If New GST/HST Incl: Taxes: \$3,432 (2011)
Flood Plain: No Zoning: R1
View: Y - WILLIAMS LAKE
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home:	Basement Entry	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	Front
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double, Open, RV Parking Avail.
Exterior:	Vinyl		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:	
Renovations:		Title to Land:	Freehold NonStrata
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Seller's Interest:	Registered Owner
Water Supply:	City/Municipal	Mortgage Info:	\$0
Heat/Fuel:	Forced Air, Natural Gas		
No. of Fireplaces:	1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:	Gas - Natural		Out Buildings: /Garage Sz: 21X21/Workshop Sz: 10X8
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL PGP47395 LT A DL 8841 LD 05
Amenities: None
Site Influences: Cleared, Golf Course Nearby, Paved Road
Features Incl: Dishwasher, Refrigerator, Stove, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'6" X 11'	Bsmt	Other	18' X 12'10"			X
Main F.	Kitchen	8' X 9'						X
Main F.	Dining	7' X 11'2"						X
Main F.	Bedroom	9' X 11'						X
Main F.	Bedroom	9'10" X 10'10"						X
Main F.	Laundry	10' X 6'						X
Main F.	Master Bedroom	10'9" X 16'						X
Bsmt	Family Room	12' X 11'						X
Bsmt	Entrance Hall	9' X 8'10"						
Bsmt	Bedroom	10' X 11'3"						

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,340	1 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Up SqFt:	0	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	0	3 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt:	1,035	4
Total Finished Floor SqFt:	2,375	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	2,375	8

Total # Rooms: 11
Kitchens: 1
Finished Levels: 2
Crawl/Bsmt Height:
Basement Area: Part, Fully Finished
Suite: None

Listing Broker(s): Tanya Rankin Ltd

Yowzaa! This awesome 0.27 acre lot located in desirable Westridge is fantastic for all the extras! It's one of the largest pieces and provides ample parking for RV, boats, quads, etc. not to mention the fully fenced and landscaped yard is perfect for children and pets (underground irrigation is a double bonus!). With flower beds and vegetable garden it's sure to please the enthusiast! The master bdrm is a tranquil escape with sliding doors out onto deck plus spacious ensuite and walk-in closet. You'll love the open concept cobalt blue kitchen it feels fresh and modern! Enjoy a cozy evening by the gas fireplace and soak in the view of WL. Main floor laundry and so much more...come check it out!