



Presented by:

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Active
R2200180
Board: N
House/Single Family

344 WESTRIDGE DRIVE

Williams Lake (Zone 27)
Williams Lake - City
V2G 5J1

Residential Detached

\$377,500 (LP)

(SP)



Sold Date:	Frontage:	0.00	Original Price: \$377,500
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2004
Depth / Size: 0	Bathrooms:	3	Age: 13
Lot Area (acres): 0.18	Full Baths:	3	Zoning: R1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,102.51
Rear Yard Exp:			For Tax Year: 2016
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 025-743-333
			Tour:
View:	Yes: Williams lake		
Complex / Subdiv:			
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: **Rancher/Bungalow w/Bsmt.**
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: **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**
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: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **PL BCP7421 LT A DL 8841 LD 05**

Amenities: **Air Cond./Central**

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

Features: **Air Conditioning, Dishwasher, Refrigerator, Sprinkler - Inground, Stove, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	11' x 10'	Bsmt	Family Room	13'8 x 15'			x
Main	Kitchen	8'6 x 9'	Bsmt	Bedroom	9'5 x 13'			x
Main	Living Room	16' x 12'						x
Main	Foyer	5' x 8'						x
Main	Bedroom	9' x 10'10						x
Main	Bedroom	8'9 x 9'10						x
Main	Master Bedroom	11'8 x 15'8						x
Bsmt	Bedroom	13'10 x 9'9						x
Bsmt	Laundry	5'9 x 8'6						
Bsmt	Recreation	20' x 14'						

Finished Floor (Main):	1,480	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	5	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	1,500	Suite: None	3	Bsmt	5	No	Pool:
Finished Floor (Total):	2,980 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	5				Door Height:
Grand Total:	2,980 sq. ft.	Beds not in Basement: 3	6				
		Basement: Full, Fully Finished	7				
			8				

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

EXCEPTIONAL VIEW in fabulous neighbourhood! As you step inside you're greeted by large oversized windows, heaps of natural light and panoramic view of lake, mountains, & city. The covered deck is a wonderful addition to your indoor/outdoor living space & ideal for entertaining. With 5 spacious bedrooms, 3 baths, plus fully finished basement complete with family room, & awesome craft/hobby room. Level driveway & double car garage plus fully fenced yard, complete with underground irrigation it's ideal for kids & pets. Bonus features include: central A/C (June 2017), water softener & filtration, garage storage units, b/i vacuum, fresh paint, monthly average of heat & hydro combined approx \$150/mo.