



Presented by:

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Active
R2342503

Board: N
House/Single Family

84 RIDGEWOOD PLACE

Williams Lake (Zone 27)
Williams Lake - City
V2G 5K3

Residential Detached

\$365,000 (LP)

(SP)



Sold Date:	Frontage:	0.00	Original Price: \$365,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1988
Depth / Size: 0	Bathrooms:	3	Age: 31
Lot Area (acres): 0.26	Full Baths:	3	Zoning: R1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,749.45
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 004-806-701
			Tour:

View: **Yes: Mountains & 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: **2**
Fireplace Fuel: **Natural Gas, Wood**
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, Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 14, PLAN PGP27899, DISTRICT LOT 8840, CARIBOO LAND DISTRICT**

Amenities: **None**

Site Influences: **Cul-de-Sac, Golf Course Nearby, Paved Road**
Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 16'	Bsmt	Laundry	14'6" x 17'			x
Main	Kitchen	10' x 12'			x			x
Main	Dining Room	6'5" x 9'			x			x
Main	Bedroom	11' x 10'2"			x			x
Main	Bedroom	10' x 10'6"			x			x
Main	Master Bedroom	14' x 12'			x			x
Main	Foyer	9'6" x 4'5"			x			x
Bsmt	Bedroom	14' x 11'6"			x			x
Bsmt	Games Room	15' x 14'10"			x			
Bsmt	Recreation	16' x 14'6"			x			

Finished Floor (Main):	1,360	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	1,480	Suite: None	3	Bsmt	3	No	Pool:
Finished Floor (Total):	2,840 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 1	5				Door Height:
Grand Total:	2,840 sq. ft.	Beds not in Basement: 3	6				
		Basement: Full, Fully Finished	7				
			8				

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

PRIME, QUIET, Exclusive end of CUL-DE-SAC location in WESTRIDGE! Step inside this fabulous family home to enjoy the hardwood floors, maple kitchen, & convenient open concept living. Wonderful exposure to natural light & sunshine including a covered deck to enjoy your summer BBQ season. With 3 bedrooms on the main floor an additional 4th down plus 3 bathrooms this is an awesome hard working family home with room to grow. Curl up for cozy nights with the bonus of wood heat, & enjoy your fully finished basement complete with family room & separate games room. Lots of level parking, great size yard, inground irrigation, roof approx 5 years old, 2 hot water tanks (one replaced approx 2 years ago), equal payment Fortis \$82/mo, Hydro \$62/mo. Come check it out!